

Greenhayes

Cheddar, BS27 3HZ

COOPER
AND
TANNER



£420,000 Freehold

Set in a quiet cul de sac and close to village amenities, this well presented four-bedroom property is the perfect family home. Benefitting from four bedrooms, kitchen, living room, dining room, bathroom, WC, integral garage, rear garden and off-street driveway parking.

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 4  2  1 EPC C

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DESCRIPTION

Set in the heart of Cheddar is this beautifully presented four-bedroom property. Entering the property through a spacious porch, you are welcomed into a front aspect living room with a gas fireplace. The dining room at the rear is light and airy with patio doors which open to the rear and access into the kitchen. The kitchen is fitted with a selection of wall and base units with a window overlooking the garden and access into the rear lobby. It is also equipped with an electric oven, gas hobs, overhead hood and has space for a washing machine and fridge/freezer. The ground floor is completed with a cloakroom with a low-level WC and vanity sink.

The first floor houses the four bedrooms. There are two rear aspect bedrooms which both benefit from views of the garden and towards Cheddar Gorge and are both fitted with built in wardrobes. There are two front aspect bedrooms with the larger benefitting from a built-in wardrobe. The family bathroom is a good size and is a side aspect room. The bathroom is fitted with a panelled bath with overhead shower, WC, pedestal sink and heated towel rail.

OUTSIDE

At the front of the property there is a driveway providing off street parking for a couple of vehicles and access to the rear, into the main residence and into the integral garage. The garage is accessed



through an up and over door and houses the wall mounted gas combi boiler. The garage is currently fitted with shelving with power and lighting and access back into the property at the rear. The rear garden is fully enclosed and is mostly laid to lawn with a patio area directly outside the rear doors. The garden is fitted with an array of mature flowers and plants and is perfect for entertaining and al fresco dining.

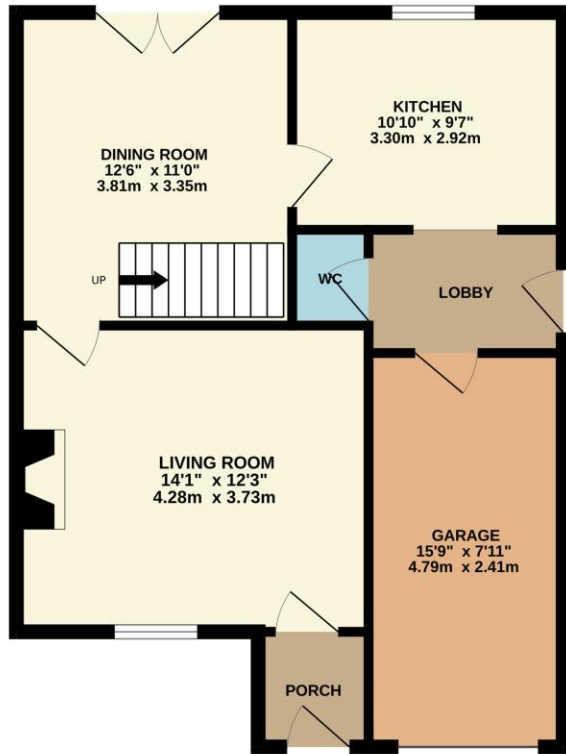
LOCATION

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare. The village itself has a wide range of shops to cater for everyday needs, bank, and a Post Office as well as doctor and dentist surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool.

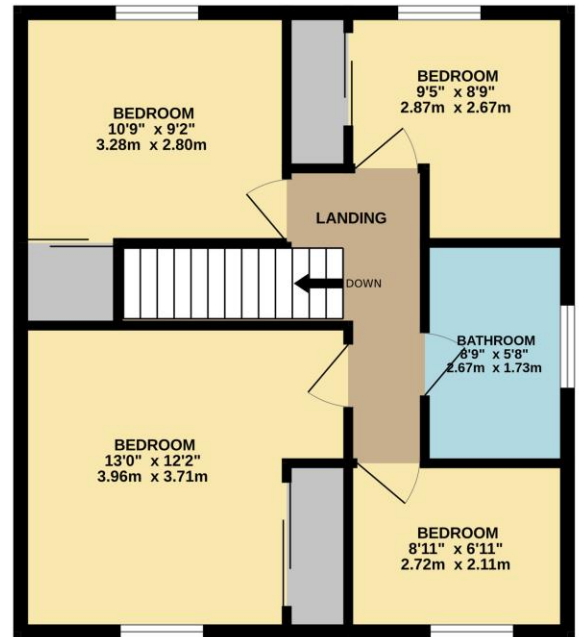




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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