

Cheddar Fields

Cheddar, BS27 3EF

COOPER
AND
TANNER



£330,000 Freehold

Situated on the edge of the village this delightful modern 3 bedroom semi detached family home has well planned spacious accommodation with enclosed rear garden, parking and single garage to the rear.

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 3  2  1 EPC C

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DESCRIPTION

Situated on the edge of the village this delightful modern 3 bedroom semi detached family home has well planned spacious accommodation with enclosed rear garden, parking and single garage to the rear. Upon entering the property from the front you are welcomed into the entrance hall with staircase rising to the first floor. A door then leads into the sitting room at the front with oak style laminate flooring, and a large double glazed picture window. There is a useful understairs storage cupboard and a feature fireplace with inset gas fire. A door then takes you into the dining room to the rear with double glazed patio doors leading out onto the garden and again oak effect laminate flooring. An archway then leads into the well equipped and fitted kitchen. There is an electric oven and gas hob with extractor hood over. Integrated dishwasher, microwave oven and plumbing for a washing machine. Space is provided for a tall fridge/freezer. There is a one and a half bowl sink unit with mixer tap over, double glazed window overlooking the rear garden and double glazed door.

Upstairs there are two double bedrooms and a single bedroom and family bathroom. There is a handy linen cupboard on the landing with access to the roof space. Bedroom one has a front aspect with double glazed window, bedroom two to the rear with double glazed window and bedroom three to the front with a double glazed window. The family bathroom has a rear aspect with double glazed window. The suite comprises a panelled bath with shower over, pedestal wash hand basin and low level WC. Attractively tiled and fitted with a chrome style towel radiator. The house is warmed by gas central heating.

OUTSIDE

To the front of the house is open plan garden with a shared footpath leading to the front of the house and pathway with gated pedestrian access to the rear garden. The rear garden is completely enclosed by fencing and walling. The garden is very well maintained and cared for by the current owner with flower borders and shrubs and laid to level lawn. There is a paved area to the rear of the house which is an ideal space for garden furniture. There is a timber garden shed and pedestrian rear gate leading onto the driveway and garage to the rear. The garage has an up/over door and has power and light.

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 and the M5 motorway. Bristol International Airport is a 25 minute drive away. Local attractions include Cheddar Gorge and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare and Burnham on Sea.

The village itself has a wide range of shops to cater for everyday needs, 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. There are also a number of village sports clubs and societies to cater for everyone.

TENURE

Freehold

SERVICES

Mains electricity, mains gas, mains water, (water meter) , gas central heating, mains drainage.

COUCNIL TAX

Band C

LOCAL AUTHORITY

Somerset County Council

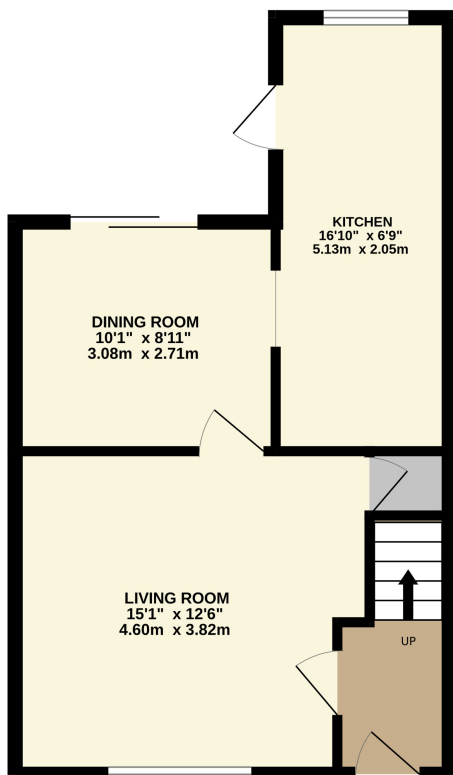
VIEWINGS

Strictly by appointment only. Please call Cooper and Tanner.

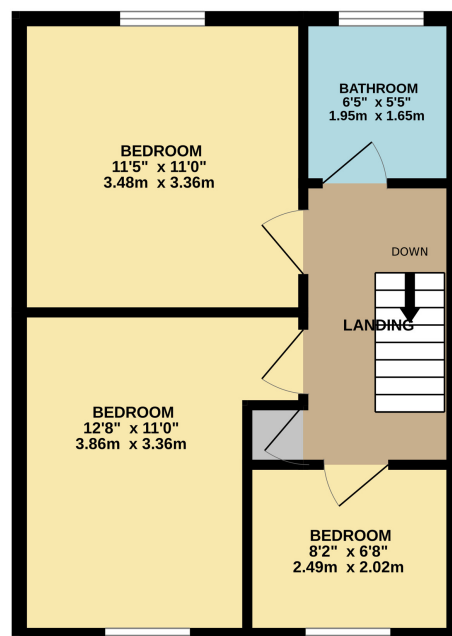




GROUND FLOOR



1ST FLOOR



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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