

# Tower Road

Cheddar, BS27 3EP

COOPER  
AND  
TANNER



**£440,000 Freehold**

Beautifully presented and situated on a desirable new development is this well proportioned four bedroom family home. Boasting ample living space, an enclosed rear garden and garage, this is the perfect family home.

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 4  2  2 EPC B

## £440,000 Freehold

### DESCRIPTION

Beautifully presented and situated on a desirable new development is this well proportioned four bedroom family home. Boasting ample living space, an enclosed rear garden and garage, this is the perfect family home.

Entering the property from the front you are welcomed into a large hallway that provides access into all the ground floor rooms. The living room is a light and airy dual aspect room with a front aspect window and double doors which open to the garden. There is a downstairs cloakroom which is conveniently positioned next to the front door and there are two handy hallway cupboards with stairs leading to the first floor. The kitchen/diner is a large dual aspect room with integrated appliances and ample storage form a selection of wall and base units. There is also access into the utility room where there is space for appliances and further storage.

The first floor houses the four bedrooms and the bathroom facilities. The principle bedroom is a large double and enjoys panoramic views of the garden and benefits from its own en-suite facilities. There are two further front aspect bedrooms with one benefiting from a storage cupboard and a good sized double with side aspect views. The first floor is completed with a landing cupboard and a family bathroom.

### OUTSIDE

Entering from the road there is a footpath which leads to the front door. There is a driveway at the rear of the property that provides tandem parking with access into the garden through a wooden gate and into the garage through an up and over door which benefits from lighting and power. The garden is fully enclosed and enjoys views towards Cheddar Gorge. The garden is mostly laid to lawn with two patio areas helping to enjoy the sun at different parts of the day. The garden is coloured with an array of flowers and

plants which border the garden.

### 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. Public transport is well represented with a bus service passing through the village every hour linking Cheddar with Axbridge, Weston Super Mare and Wells. 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, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

### TENURE

Freehold

### SERVICES

Mains gas, mains electricity, mains water, mains drainage

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX

Band E

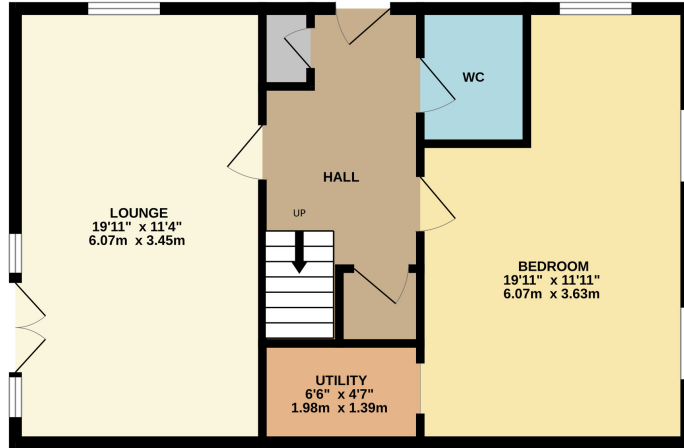
### VIEWINGS

By appointment only- please contact Cooper and Tanner

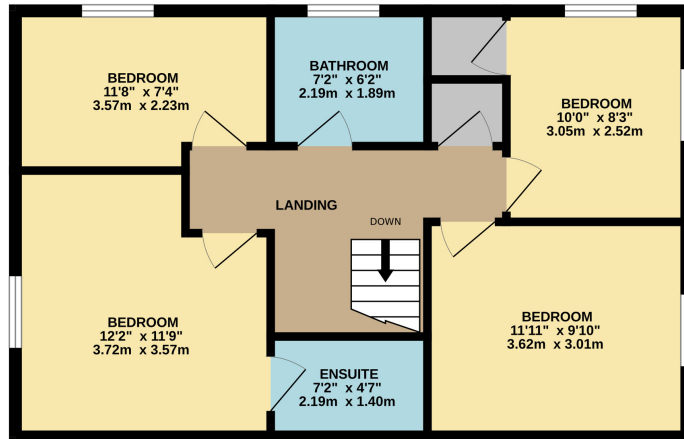




GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.8 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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