

# Helliars Lane

Cheddar, BS27 3FG

COOPER  
AND  
TANNER



## £339,995 Freehold

This beautifully presented three bedroom new build property with parking and located on a small development in a quiet residential area within walking distance of the village, reservoir and local amenities.

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## Cheddar

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EPC TBC

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### DESCRIPTION

The Chandler is a beautifully presented three bedroom new build property that benefits from a large living space, a kitchen/diner, three bedrooms, en suite facilities, family bathroom, driveway and an enclosed rear garden.

On entering the property from the front you are immediately welcomed into a hallway which provides access to all ground floor rooms and has stairs leading to the first floor. There is a front aspect living room which is well appointed with a large front aspect window. The kitchen is a rear aspect room and is fitted with an array of wall and base units, an integrated oven, gas hob, extractor hood and stainless steel splashback and there is space for a dining table allowing this room to be perfect for entertaining and family living with patio doors at the rear opening into the garden. There is also a handy ground floor cloakroom which is fitted with a pedestal sink and WC.

The first floor houses the three bedrooms and the family bathroom. The principle bedroom benefits from an en suite bathroom fitted with a good sized shower cubicle, WC and pedestal sink and a storage cupboard. There are two further bedrooms. There is also a contemporary family bathroom fitted with a panelled bath, WC and pedestal sink.

### OUTSIDE

The property benefits from a driveway at the side providing off street parking for a couple of vehicles which leads to the rear garden and is accessed through a gate at the side. The garden is fully enclosed and is mostly laid to lawn with a patio area directly outside the lounge doors.

### 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, 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. 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.

### SERVICES

All mains services

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner









**CHEDDAR OFFICE**

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