

Annaly Road

Cheddar, BS27 3AU

COOPER
AND
TANNER



£299,950 Freehold

Offered to the market with no onward chain is the well proportioned three bedroom family home. Sitting on a generous plot, close to village amenities and offering potential to become a great family home.

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 3  2  1 EPC TBC

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DESCRIPTION

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Entering from the driveway you are welcomed into a front porch with windows overlooking the front garden and providing access into the hall. There is access into the living room and the kitchen. The living room is a large front aspect room with a door at the rear that leads to the staircase accessing the first floor. The kitchen is a spacious room with integral fridge, oven, hob, hood and a selection of wall and base units. There is a second living room at the rear of the property with sliding doors opening to the garden and with a door leading to the utility room which provides space for appliances and access at the side. The ground floor is completed with a shower room with walk in shower, basin and WC.

The first floor houses the three bedrooms. The master is a front aspect room with built in storage. There are two further side aspect rooms with one benefiting from eaves storage.

OUTSIDE

Sitting on a generous plot you are welcomed from the road onto a large driveway where there is parking for multiple vehicles and access into the garage. The front garden is enclosed and is mostly laid to turf with a selection of mature flowers adding colour. The garage is accessed by an up and over door and has power and lighting. There is also a rear outbuilding located behind the garage. The garden is a good size. it is currently overgrown but could be a good space for children to play or to entertain in.

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 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

All mains services

COUNCIL TAX

Band B

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

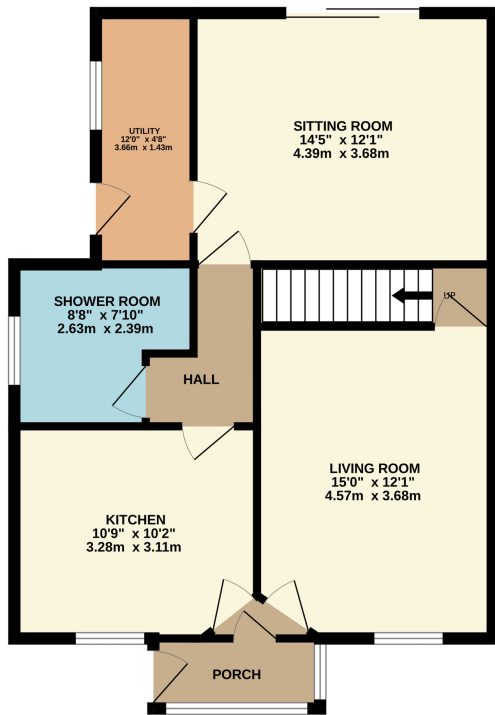
DIRECTIONS

From the Cheddar office proceed along Union Street, taking the right hand turn onto Bath Street. Continue along Bath Street passing the War Memorial onto Wideatts Road. Continue along Wideatts Road, then Annaly Road will be the second turning on the right hand side. The property is then located on the right hand side

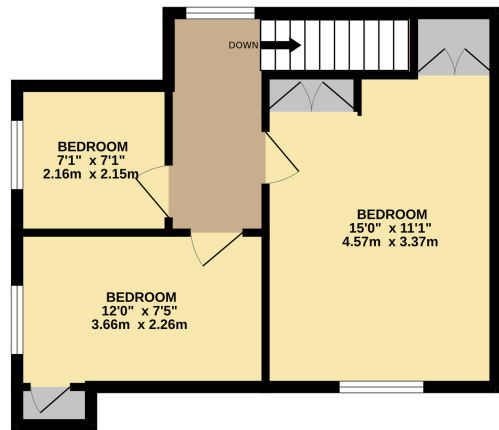




GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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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CHEDDAR OFFICE

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**COOPER
AND
TANNER**

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