

Labourham Way

Cheddar, BS27 3XJ

COOPER
AND
TANNER



£440,000 Freehold

This four bedroom modern family detached house is situated in a tucked away cul de sac on the popular Draycott Park. A very well presented spacious home with single garage and ample parking to the front.

Labourham Way

Cheddar

BS27 3XJ

 4  3  2 EPC TBC

£440,000 Freehold

OUTSIDE

To the front of the property is a block paved driveway providing plenty of parking and leading to the single integral garage with up/over door. There is side gated access to the rear garden. The rear garden is enclosed by panel fencing with a small area of level artificial grass. There is a raised seating area and two raised decking areas. A large timber shed and open fronted timber log store. A useful open fronted timber storage frame which is an ideal space for storage and pizza oven for outside entertaining!

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. There are also a number of village sports clubs and societies to cater for everyone.

SERVICES

All mains services

EPC RATING

D

COUNCIL TAX BAND

E

LOCAL AUTHORITY

Somerset County Council

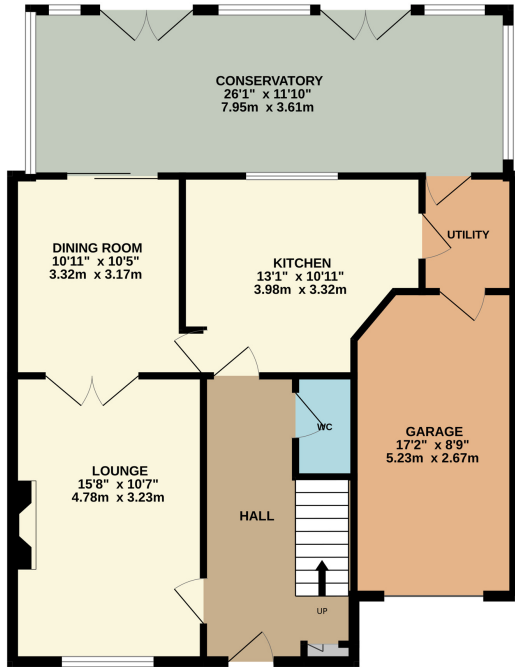
VIEWINGS

Directly by appointment only- Please call Cooper and Tanner

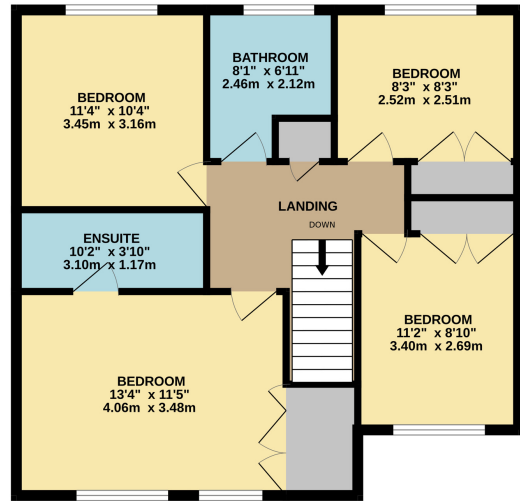




GROUND FLOOR



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.
Made with Metropix ©2023

CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

