

# Saxon Way

Cheddar, BS27 3GB

COOPER  
AND  
TANNER



## £390,000 Freehold

A very well presented three bedroom detached family home on this popular development on the edge of Cheddar. Well planned accommodation including a downstairs cloakroom and conservatory. There is ample parking on the driveway and detached garage. Offered for sale with NO ONWARD CHAIN.



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## Cheddar

### BS27 3GB

 3  2  2 EPC TBC

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### DESCRIPTION

A very well presented three bedroom modern detached family home on this popular development on the edge of Cheddar. Well planned accommodation including a downstairs cloakroom and conservatory. There is ample parking on the driveway and detached garage. No onward chain. Upon entering the property, there is a spacious entrance hall. From the hallway, the sitting room has a modern gas fire and a front aspect window. The dining room leads through from the sitting room and then leads into the lovely conservatory with ample room for furniture. The kitchen is off the hallway and is fitted and well equipped with hob, oven, stainless steel sink, plumbing for washing machine and wall mounted gas boiler, ample base and wall units for storage. There is a double glazed door directly to the driveway. The entrance hall also has a handy cloak room fitted with a wash basin and low level W/C. There is a useful under stairs storage cupboard and additional storage cupboard. Upstairs there are three bedrooms, en suite and a family bathroom. The master bedroom benefits from built in wardrobes and a en suite shower room. There is a double and single bedroom to the rear aspect. The family bathroom is fitted with a panelled bath and over head shower, pedestal basin, low level W/C and the airing cupboard. The property is warmed by gas central heating and is double glazed. The house is fitted with Solar PV panels and generates an attractive income. The battery fitted is 2.4Kw capacity.

### OUTSIDE

To the front of the property is a long driveway providing ample parking and in turn leads to the detached single garage which has an electric roller door. The garage has power and light, eaves storage area and a service door which provides access to the rear garden. The gardens to the front are very well maintained are laid to a level lawn and have a colourful display of borders and plants. Access to the rear garden is provided by a pedestrian timber gate. There is a large paved area which provides good space for garden furniture to sit and enjoy. A further raised garden area is laid to grey slate chippings with a range of borders with shrubs, plants and specimen

tree. It is completely enclosed by panel fencing and a stone wall. There is a timber garden shed for useful garden storage.

### 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.

### TENURE

Freehold

### SERVICES

Mains gas, electricity, mains water, mains drainage, water meter.

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Viewings are strictly by appointment only. Please call Cooper and Tanner 01934 740055.

### DIRECTIONS

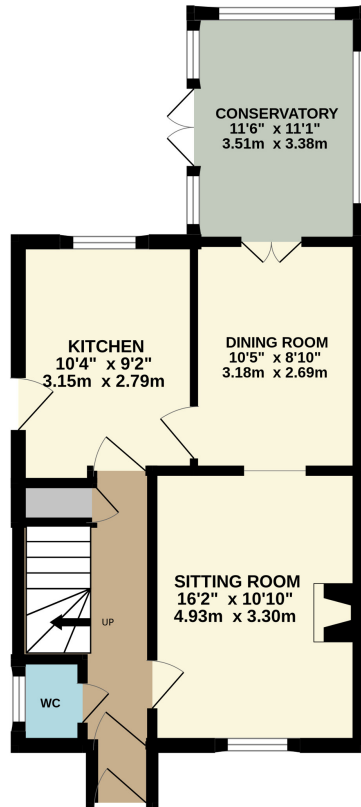
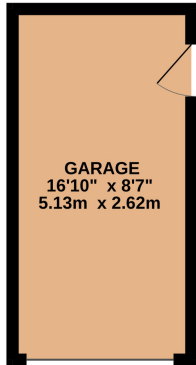
From our Cheddar office turn left at the Market Cross. Proceed out of the village and take the first right hand turn into Draycott Park. Turn left at the T junction and following the road around to the right and then left. Continue left onto Saxon Way and number 23 can be found straight ahead of you.



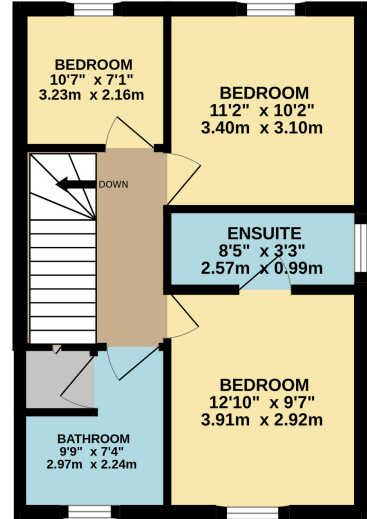




GROUND FLOOR



1ST FLOOR



HOUSE

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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