

Ozark Road

BS27 3GG

COOPER
AND
TANNER



£415,000 Freehold

One of only two detached three bedroom Quilter style houses set on this small development . Almost new and benefiting from a catalogue of added extras is this well positioned chain free, three bedroom family home. Boasting uninterrupted views towards the reservoir and the wildlife filled surroundings, this favourable positioned property is the perfect family home.

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DESCRIPTION

Almost new and benefiting from a catalogue of added extras is this well positioned chain free, three bedroom detached house. Boasting uninterrupted views towards the reservoir and the wildlife filled surroundings this favourable positioned property is the perfect family home.

Entering the property from the front you are welcomed into a hallway that provides access to most of the ground floor with access to the first floor. The living room is a large dual aspect room with a front aspect window with double doors opening to the garden. The kitchen is beautifully presented with a selection of added extras. There is ample wall and base units, integrated appliances, which includes, fridge, freezer and double oven and double doors opening to the garden. There is also access to the utility where there is further wall and base units and space for a washing machine. The ground floor is completed with a handy cloakroom with WC and basin. The property has completed to the top specification and extras include, ethernet, chrome fittings, camera's, burglar alarm and USB plug sockets.

The first floor houses the three bedrooms and the bathrooms. The principle bedroom is a large front aspect room where there is space for a wardrobe and access into the en suite shower room. There are two further doubles with one at the front and one at the rear. The front bedroom benefits from a storage cupboard with the third bedroom boasting garden views and uninterrupted views towards the reservoir. The first floor is completed with a family bathroom which houses a panelled bath with overhead shower, WC and basin.

OUTSIDE

Conveniently positioned in the corner of the development is this well presented three bedroom family home. The property benefits from a garage with a driveway providing off street parking.. There is a pathway which leads to the rear garden and is accessed through a gate at the side. The garden is fully enclosed with a patio area directly outside the lounge doors. The garage has an up and over door with power and lighting. The property boast uninterrupted views towards the reservoir.

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 D

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

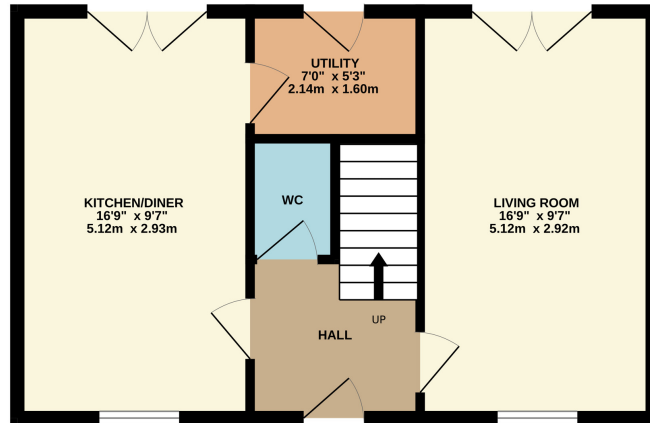
DIRECTIONS

From our office, turn right and proceed to the Market Cross. Turn left and proceed along Bath Street, over two Zebra Crossings, before turning left at the War Memorial into Station Road. Continue along for approximately a quarter of a mile out of the village, and then take the right hand fork as the road bends to the left. At the T junction with Lower new Road turn right and proceed along, and over the Zebra Crossing, before turning almost immediately left into Centenary Way. Follow this road to the end and the development is found at the end.

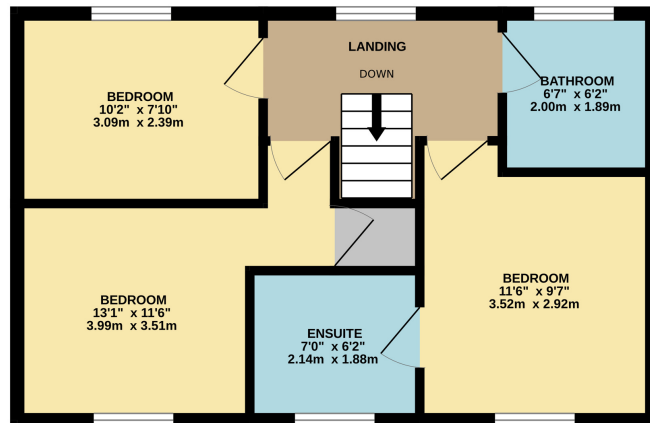




GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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