

Dunstan Way

Cheddar, BS27 3GA

COOPER
AND
TANNER



£ Freehold

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 4  2  2 EPC TBC

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DESCRIPTION

Set in a desirable position and close to village amenities this property is the perfect family home. Offering ample living space throughout and with the benefit of four bedrooms, en suite facilities, garage, driveway and an enclosed rear garden.

Entering the property through the front door you are welcomed into a large hallway with access into the kitchen, cloakroom, living room and to the first floor. The living room is a large front aspect room with a bay window at the front. There is access directly into the dining room which has space for a dining room table and access to the garden through rear double doors. There is a handy cloakroom with space for shoes and coats and consists of a WC and pedestal sink. There is a large rear aspect kitchen with a window allowing garden views. The kitchen has space for a table and is fitted with a selection of wall and base units, has ample workspace and space for appliances. There is also a utility room which has space for white appliances, has access to the side and houses a wall mounted boiler which warms the home.

The first floor houses the four bedrooms and the bathroom facilities. The master bedroom is a large front aspect room with built in wardrobes, a large front aspect bay window and access into an en suite shower room which is fitted with a shower cubicle, WC and a pedestal sink. There are two rear aspect bedrooms which both enjoy garden views and a front aspect bedroom with the benefit of its own wardrobe. The first floor is completed with a landing cupboard and a rear aspect family bathroom which is fitted with a panelled bath with overhead shower, pedestal sink and WC.

OUTSIDE

Accessing the property from the front you are welcomed onto a driveway that provides off street parking. There is an additional gravelled area where there is a selection of mature plants and a large tree. There is also access into the rear garden through the side gate and access into the garage through an up an over door. The garage has the benefit of power and lighting and there is a side door onto the path. The rear garden is fully enclosed and is filled with a selection of mature plants, bushes and shrubs. There is a patio area, wooden shed, a fair sized grass lawn perfect for enabling children to play.

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

TENURE

Freehold

COUNCIL TAX

Band E

SERVICES

All mains services

VIEWINGS

Strictly by appointment only - Please call Coper and Tanner

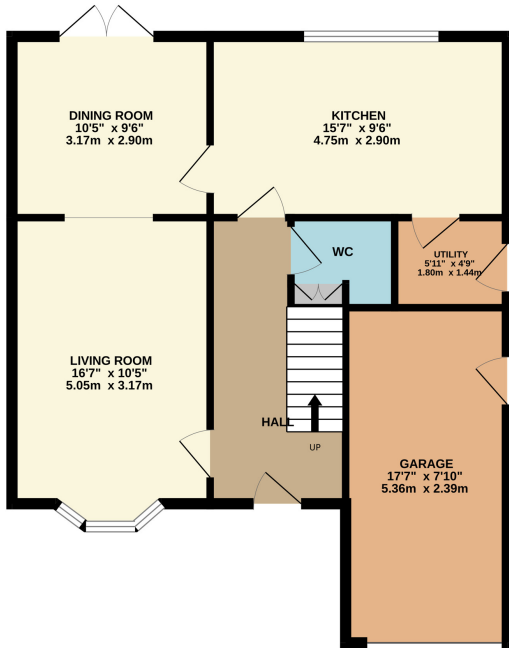
DIRECTIONS

From the market cross in Cheddar, take the A371 towards Wells for approx. 1/4 mile. Take the first right past the football club and then right again. At the T-junction, turn left into Labourham Way, follow the road round to the right, take the second left into Saxon Way and Dunstan Way is the first turning on the left.

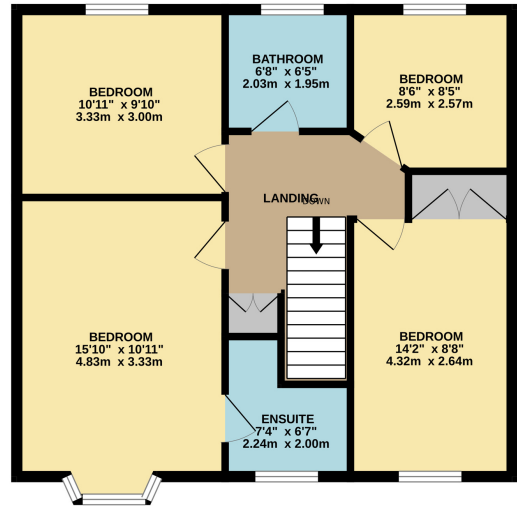




GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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

Telephone 01934 740055

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

cheddar@cooperandtanner.co.uk

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