

Ozark Road

Cheddar, BS27 3GG

COOPER
AND
TANNER



£375,000 Freehold

Almost new and occupying a favourable position is this well proportioned three bedroom detached family home. The property benefits from ample living space, en suite facilities, off street parking and an enclosed garden.

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Cheddar

BS27 3GG

 3  2  2 EPC B

£375,000 Freehold

DESCRIPTION

A beautifully presented three bedroom almost new build property that benefits from open plan living/kitchen space, a living room, three bedrooms, en suite facilities, family bathroom and an enclosed rear garden and driveway parking.

Entering from the front you are welcomed into a spacious hallway which provides access into all the ground floor rooms. The living room is a front aspect room with a bay window allowing in plenty of natural light. The kitchen family space is a beautiful, light and airy room with a kitchen that is fitted with a selection of wall and base units with integrated appliances. There is also space for a dining table and double doors which open out to the garden. From the hall there is a ground floor cloakroom with a WC and pedestal sink.

The first floor houses the three bedrooms and the the family bathroom. The principle bedroom is a good sized front aspect room with a front aspect window allowing in plenty of natural light. It also boasts its own en suite bathroom which is fitted with a large shower cubicle, pedestal sink and low level WC. There are two further bedrooms with two at the rear and overlooking the garden and one at the front, both have space for wardrobes. The family bathroom suite is fitted with a panelled bath, low level WC and a pedestal sink.

OUTSIDE

The property benefits from a driveway providing off street parking for a couple of vehicles. There is a pathway which leads to the rear garden and is accessed through a gate at the side. The garden is fully enclosed and is mostly laid to lawn with a patio area directly outside the lounge doors. There is a handy outside tap and currently benefits from a freestanding shed and summerhouse.

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, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

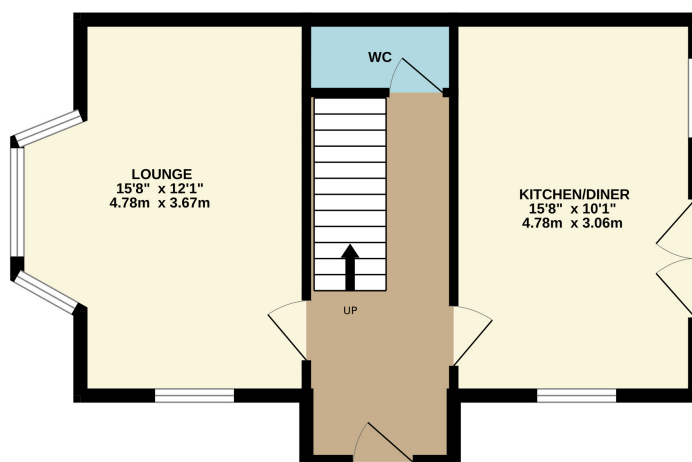
SERVICES

All mains services

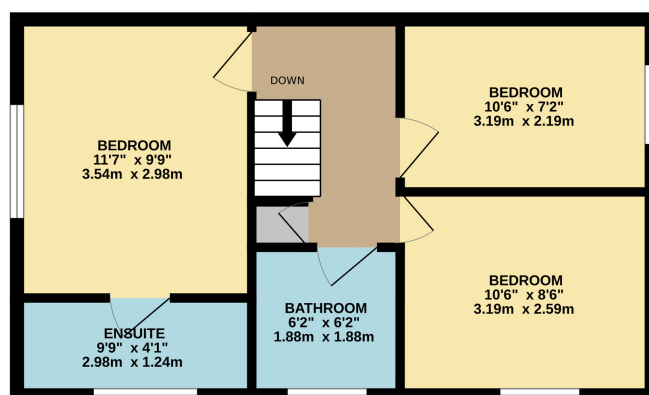




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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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