

Ozark Road

Cheddar, BS27 3GG

COOPER
AND
TANNER



£360,000 Freehold

This beautifully presented three bedroom semi detached property with parking and located on a small development in a quiet residential area within walking distance of the village, reservoir and local amenities.

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 3  1  2 EPC B

£360,000 Freehold

DESCRIPTION

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

On entering the property from the front you are immediately welcomed into a hallway which provides access to all ground floor rooms and has stairs leading to the first floor. There is a front aspect living room which is well appointed with a large front aspect bay window. The kitchen is a rear aspect room and is fitted with an array of wall and base units, an integrated oven, gas hob, extractor hood and stainless steel splashback and there is space for a dining table allowing this room to be perfect for entertaining and family living with patio doors at the rear opening into the garden. There is also a handy ground floor cloakroom which is fitted with a pedestal sink and WC. The property is fitted with plantation blinds.

The first floor houses the three bedrooms and the family bathroom. The principle bedroom benefits from an en suite bathroom fitted with a good sized shower cubicle, WC and pedestal sink. There are two further bedrooms which both enjoy garden views. The contemporary family bathroom fitted with a panelled bath with overhead shower, WC and pedestal sink.

The property benefits from 9 years remaining on the NHBC certificate covering major structural works and 1 year remaining on the builders warranty covering defects.

OUTSIDE

The front of the property benefits from a driveway providing off street parking for three vehicles. There is a pathway which leads to the sunny rear garden and is accessed through a gate at the side. The sunny rear garden is fully enclosed and is mostly laid to lawn with a patio area directly outside the kitchen doors. There is also a handy freestanding wooden shed which is perfect for 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, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

COUNCIL TAX

Band D

SERVICES

All mains services

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

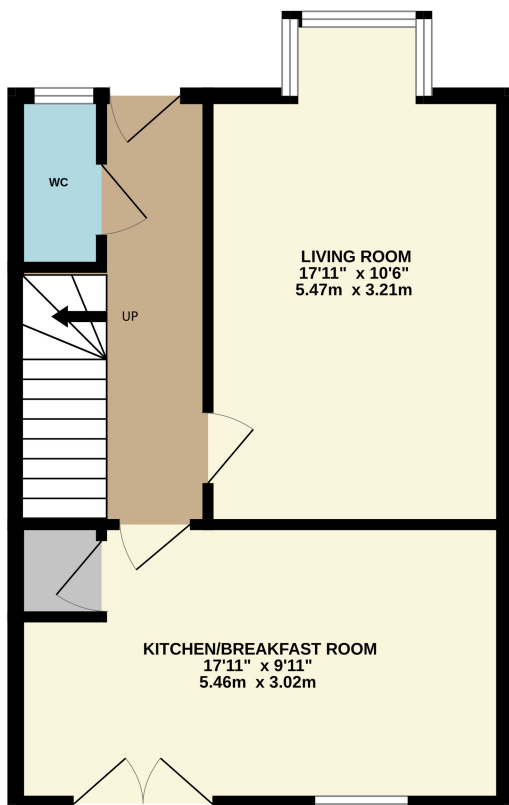
DIRECTIONS

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 and the property can be found on the right hand side.

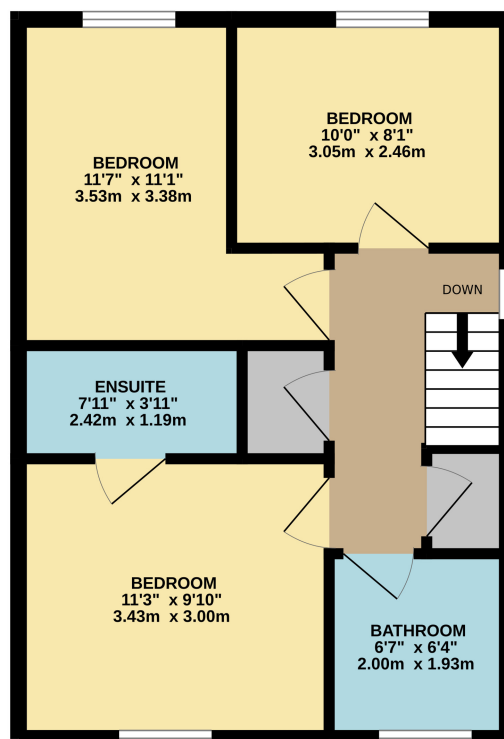




GROUND FLOOR



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.
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AND
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