

Hill Lea Gardens

Cheddar, BS27 3JH

COOPER
AND
TANNER



£450,000 Freehold

Set in the heart of Cheddar is this generously sized three bedroom property with ample living space, off street parking and front, rear and side gardens.

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DESCRIPTION

Upon entering through the front porch, you'll discover this 3-bedroom bungalow nestled in the heart of Cheddar. It offers a tranquil retreat on a quiet and well-established road. The spacious open plan lounge diner invites natural light, providing a lovely view of the garden and is perfect for entertaining and evening relaxing. There is a well equipped open plan kitchen which is fitted with a selection of wall and base units and has integrated appliances. There are three double bedrooms. The front bedroom boasts a large bay window and could alternatively be used as a second living room. The master bedroom is a large front aspect room and has its own dressing room with a number of wardrobes, this space was previously another bedroom and could easily be re-converted back. There is a third double bedroom at the rear of the property with garden views. The property also benefits from a family bathroom which is fitted with a panelled bath, shower cubicle, WC and a vanity sink. There is also a handy utility room with space for white appliances and a store area at the front accessed from the house and through the front garage door. This could be put back into a full garage with the removal of a partition wall. The property could also be extended subject to planning permission.

OUTSIDE

Sitting on a generous plot the property benefits from ample off street parking providing parking for multiple vehicles. The garden is fully enclosed and is mostly laid to lawn with a couple of separate patio areas perfect for entertaining. The garden is filled with a selection of plants, trees and shrubs adding an array of colour and warmth to the garden. The garden spans from front to rear and all benefits from a freestanding wooden shed.

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.

The village itself has a wide range of shops to cater for everyday needs. 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

HEATING

Gas Central Heating

SERVICES

All mains services

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

D

EPC RATING

D

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

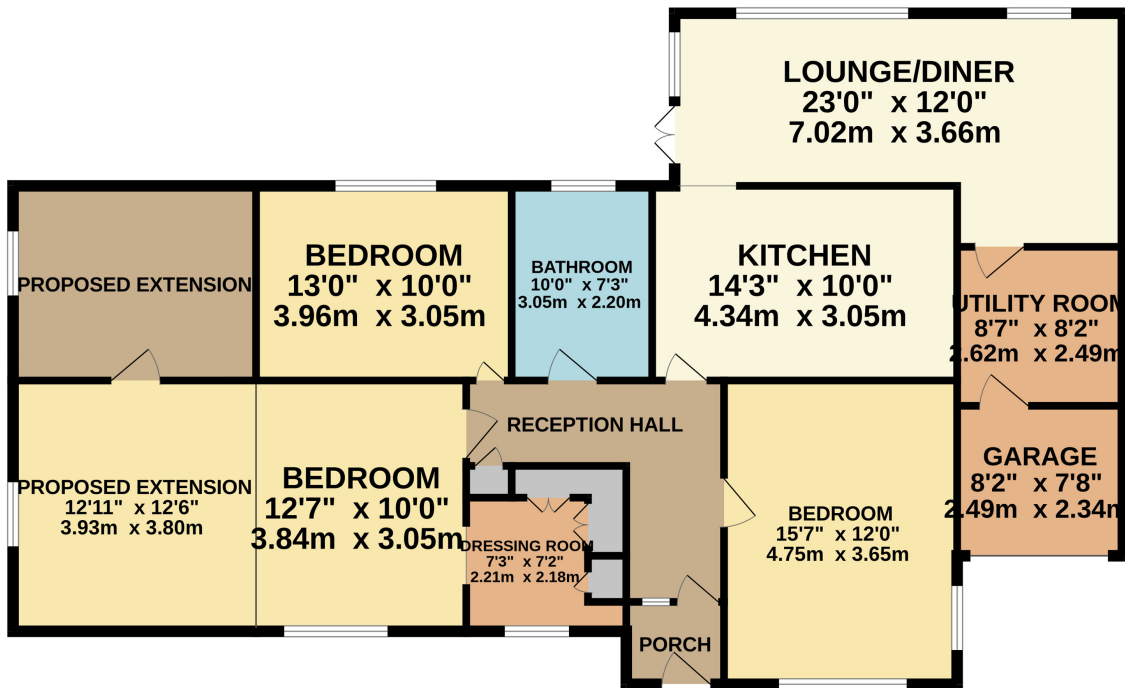
DIRECTIONS

From our Cheddar office turn left and proceed along Union Street into Cliff Street and as far as the mini roundabout by The Riverside Inn. Take the first exit left into Twentown and then immediately turn left again into Hill Lea Gardens. Where the property can be found on the right hand side approximately half way along with the turning bay in front.





GROUND FLOOR
1520 sq.ft. (141.2 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 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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