

# Southfield

Cheddar, BS27 3HT

COOPER  
AND  
TANNER



## £350,000 Freehold

A well presented three bedroom modern detached bungalow in a good size level corner plot with potential to extend (subject to PP) offered for sale with vacant possession. Well maintained front and rear gardens, driveway parking and single garage. Modern kitchen, living room, conservatory to the rear and shower room. Views to Cheddar Gorge and the Mendip Hills.

# Southfield Cheddar BS27 3HT

 3  2  1 EPC TBC

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### DESCRIPTION

A well presented three bedroom modern detached bungalow with single garage, driveway parking and tucked away on a level corner plot. Offered for sale with no onward chain this delightful bungalow has scope to extend to the side (subject to planning permission). There is a living room, conservatory, fitted kitchen, three good size bedrooms and shower room.

Stepping through the front door you are welcomed into the entrance hall with doors leading to the principle rooms. There is a handy airing cupboard in the hallway providing storage. To the left is a door leading to the living room which is a bright and airy room with large picture window to the front, window to the side and french doors to the rear leading to the conservatory with plenty of space for a family dining table and chairs. The kitchen has a rear aspect window overlooking the garden and is well equipped with ample modern base and wall units, one and a half bowl stainless steel sink unit. There is a built in double oven, electric hob and extractor hood over. There is plumbing for a washing machine, space for upright fridge/freezer and a wall mounted combi boiler providing heating and hot water. A door here leads through to the conservatory. From the hallway the modern shower room is completely tiled and has a rear aspect with corner shower, vanity sink unit with storage below and low level W.C. The main bedroom has a front aspect with a picture window overlooking the front garden with a range of built in wardrobes and drawers. The second bedroom is a good size and has a window overlooking the rear garden. The third bedroom is a single with a front aspect. The bungalow is warmed by gas central heating.

### OUTSIDE

At the front the gardens are well maintained, laid to level lawns and open plan. There is a driveway providing parking which leads to single garage with up/over door and light and power. A pedestrian side gate gives access to the rear enclosed garden. Again the garden is well maintained laid to level lawn with lovely views towards the gorge and an open field, enclosed by hedging and fencing. There is a greenhouse, flower borders and shrubs. A paved area extends to the side of the bungalow where there are two timber sheds, scope to extend subject to planning permission.

### 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

### SERVICES

All mains services

### HEATING

Gas central heating

### EPC

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### COUNCIL TAX BAND

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### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

### DIRECTIONS

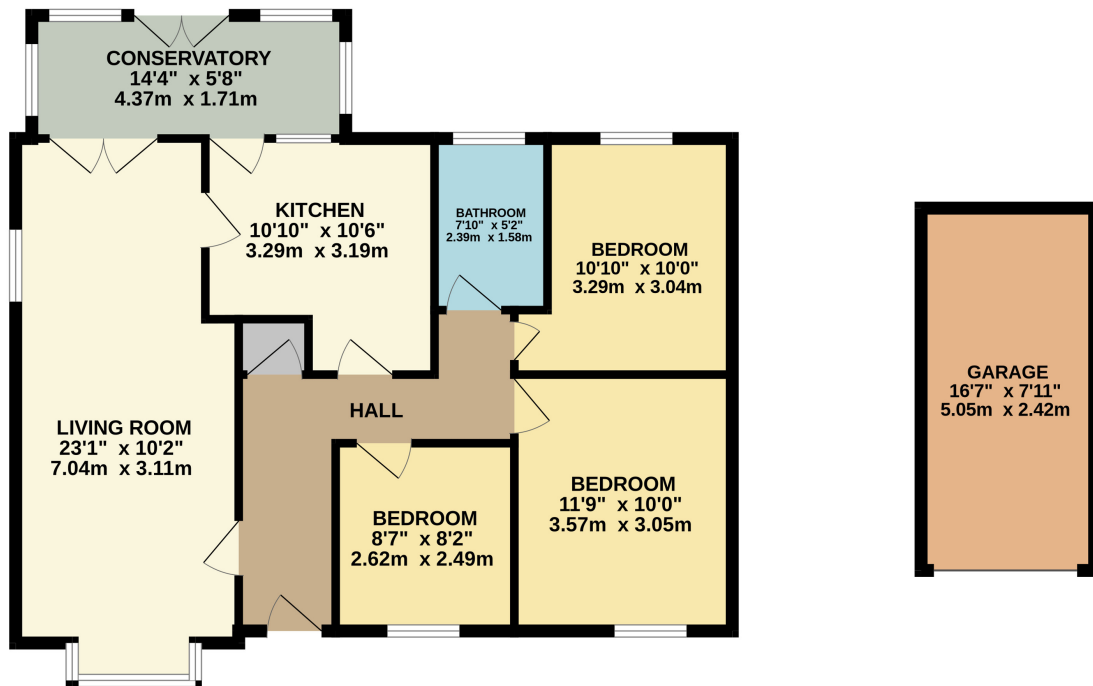
From our offices in Union Street, Cheddar, turn right at the Market Cross into Bath Street which then becomes Station Road. At the War Memorial turn right into The Hayes, and continue past Cheddar First School on the left and the Fire Station on the right. Take the next turning left into Southfield where the bungalow can be found on the right hand side in the corner.







GROUND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 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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