

Wedmore Road

Cheddar, BS27 3GR

COOPER
AND
TANNER



£370,000 Freehold

A fantastic opportunity to purchase an extremely well designed four bedroom semi detached property. Sitting on a generous plot and offering ample living space, an enclosed garden, parking and is within walking distance of the centre of the village.

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DESCRIPTION

A fantastic opportunity to purchase an extremely well designed four bedroom semi detached property. Sitting on a generous plot and offering ample living space, an enclosed garden, parking and is within walking distance of the centre of the village.

'The Acer' is a beautifully designed four bedroom family home. Entering the property from the front you are welcomed into a hallway that provides access into all the ground floor rooms. The ground floor benefits from a front aspect living room, a large open plan kitchen/dining room at the rear which has an array of wall and base units with built-in appliances. The ground floor boasts underfloor heating, Amitco luxury vinyl and fitted carpets. Double doors opening to the garden from kitchen diner. There is also a ground floor cloakroom and a handy cupboard which houses a WC and basin. On the first floor there are four bedrooms with two at the front and two at the rear of the property. There is a family bathroom with separate bath and shower. The master bedroom also has an ensuite with shower

The property is finished and designed to an exceptionally high standard, making this the perfect family home.

OUTSIDE

Externally the property benefits from two allocated parking spaces found at the front, with conveniently installed EV charger. From the parking spaces there is access into the house and into the rear garden. The garden is fully enclosed with fencing with a patio area perfect to sit and enjoy the sun and is mostly laid to turf.

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. Public transport is well represented with a bus service passing through the village linking Cheddar with Axbridge, Weston Super Mare and Wells. 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.

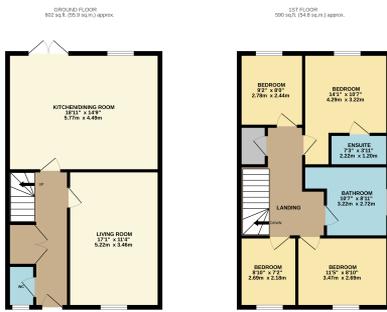
SITE INFORMATION

These striking, high-performance, eco-friendly properties combine distinctive architecture with forward-thinking design and ultra-efficient, net-zero technologies. All homes at Cheddar Hills have solar panels and are SAP rated 'A'. This places them in the top 2% for energy efficiency and environmental impact nationally, potentially saving you thousands on your annual energy costs.

Cheddar Hills' is an exclusive new community offering 21 luxury four-bedroom family homes finished to the highest standards. Located at the northern edge of Cheddar, where the countryside meets the city, this relaxed, family-friendly area provides abundant opportunities to enjoy the great outdoors. With excellent schools and convenient access to the shopping and entertainment options in Cheddar and Wells, it ensures a vibrant lifestyle. Commuting to Bristol City Centre and beyond is easy, and Bristol Airport is just a 15-minute drive away.







TOTAL FLOOR AREA: 1122 sq ft (102.1 sq m) approx.
These dimensions are for information only and are not intended to be used for any purpose other than to provide a general indication of the size of the property. They do not constitute a contract and are subject to change without notice. The actual dimensions of the property may vary from those shown on the floor plan. The floor plan is not to scale. The floor plan is not intended to be used for any purpose other than to provide a general indication of the size of the property. It is not intended to be used for any purpose other than to provide a general indication of the size of the property. It is not intended to be used for any purpose other than to provide a general indication of the size of the property.



CHEDDAR OFFICE

Telephone 01934 740055

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

cheddar@cooperandtanner.co.uk

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

