



1 Chapel View Cottage Chapel Road

Rooksbridge, BS26 2TB

Price £390,000



PROPERTY DESCRIPTION

An attractive, extended four bedroom semi detached house situated in a sought after village location within the Cheddar Valley school catchment. Must be seen to be fully appreciated.

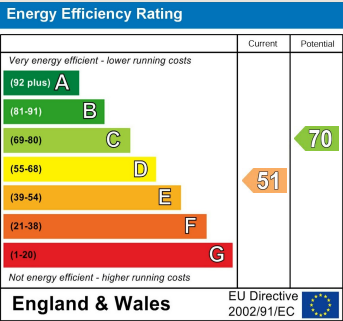
Entrance hall* living room* kitchen/dining room* cloakroom* first floor landing* three bedrooms with the master having an en suite shower room and walk in wardrobe* family bathroom* garage, gated off street parking plus additional parking and gardens.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Part glazed door to the:

Entrance Hall

Tiled floor and stairs rising to the first floor.

Living Room

13'9" x 12'10" maximum (4.20 x 3.93 maximum)

Upvc double glazed window to the front, wall light points and door to the:

Kitchen/Dining Room

16'6" x 8'8" (5.04 x 2.66)

Fitted with an attractive range of wall and floor units to incorporate integrated electric hob with extractor hood over, eye level oven and grill, integrated dishwasher and washing machine, unit underlighters and skirting lights, inset sink with swan neck mixer tap, waste disposal unit and integral door to the garage. Upvc double glazed door to the rear garden and door to the:

Cloakroom

Close coupled w.c., vanity wash hand basin, extractor fan and tiled floor.

First Floor Landing

Balustrade with timber hand rail and glazed panels. Floor spotlights and access to the roof space.

Master Bedroom

11'11" x 11'2" (3.64 x 3.41)

Two upvc double glazed windows to the front.

En Suite Shower Room

6'6" x 3'11" (1.99 x 1.21)

Shower cubicle with rainhead and hand held shower attachments, vanity wash hand basin with cupboard below, close coupled w.c. and upvc double glazed obscure window to the rear. Extractor fan.

Dressing Room

5'1" x 4'0" (1.56 x 1.22)

Fitted shelving and hanging rails and access to roof space.

Bedroom 2

10'7" x 9'8" (3.23 x 2.96)

Two double built in wardrobes, double glazed window to the front.

Bedroom 3

9'10" x 9'8" (3.02 x 2.96)

Upvc double glazed window to the rear.

Office Room

6'5" x 6'3" maximum (1.96 x 1.91 maximum)

Built in wardrobe.

Bathroom

6'3" x 6'3" (1.93 x 1.93)

Tiled flooring, close coupled w.c., P-shaped panelled bath with glazed screen and mains fed shower over, vanity wash hand basin, skylight window, heated towel rail and ceiling spotlights.

PROPERTY DESCRIPTION

Outside

To the front of the property is an area of off street parking for two vehicles with a boundary wall and five bar gate and pedestrian gate opening to a driveway offering further off street parking and leading to the:

Garage

14'11" x 11'11" (4.57 x 3.65)

To the rear of the garage is worktops with plumbing for automatic washing machine and space for tumble dryer. Upvc double glazed door to the rear garden.

Rear Garden

There is a corner garden which has been laid for ease of maintenance. Attractive patio seating area with pergola over. Outside tap and outside light.

Description

This modern three bedroom semi detached house offers well planned, well appointed living accommodation situated in the sought after Cheddar Valley school catchment area and must be seen to be fully appreciated.

The property briefly comprises entrance hall, living room, kitchen/dining room with cloakroom off, first floor landing, four bedrooms with the master having an ensuite shower room and walk in wardrobe and there is a family bathroom.

The property benefits from having a good size garage with utility area to the rear, gated off street parking as well as further parking to the front of the property.

To the rear of the property is a low maintenance garden and an early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea proceed to the roundabout at the junction with the A38 and the M5 taking a left turn onto the A38. At the next roundabout turn right signposted for Bristol and upon entering the village of Rooksbridge pass the public house and the post office on the left hand side and proceed to the turning on the left which is Chapel Road. Proceed down Chapel Road and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Underfloor heating
- No Flooding in the last 5 years or not.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

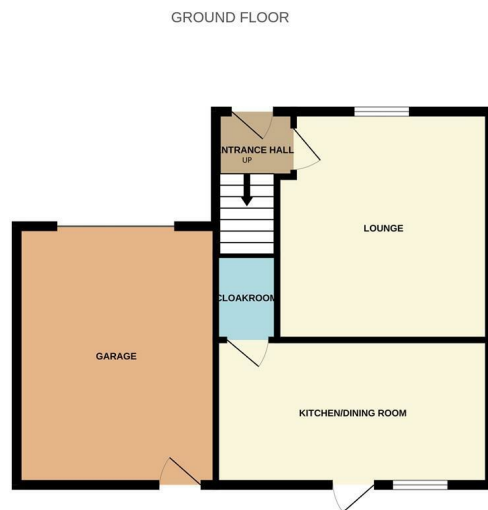
Flood Information:

flood-map-for-planning.service.gov.uk/location

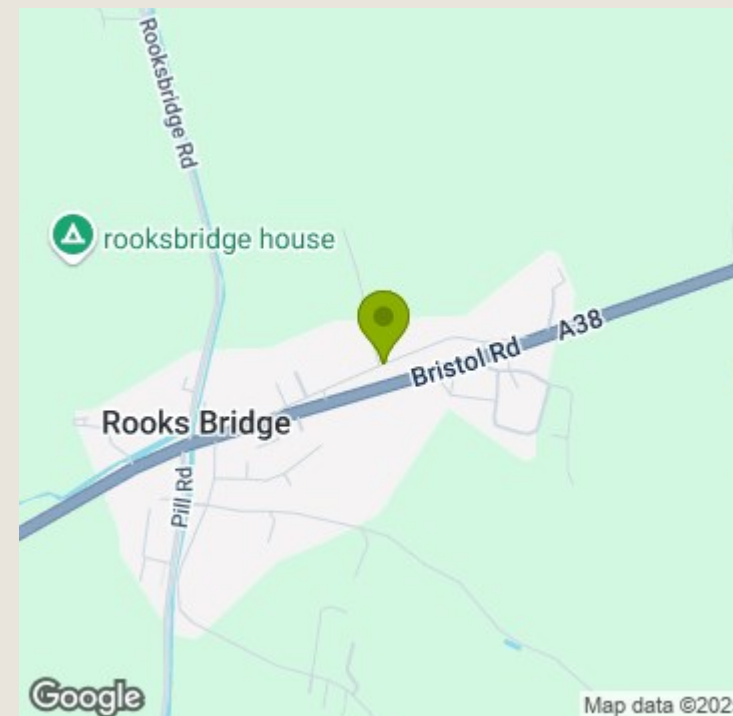








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berryman's Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

