



The Ponderosa The Ponderosa

Biddisham, BS26 2RE

Price £350,000





# PROPERTY DESCRIPTION

Older style, three/four bedroom (one ground floor) semi-detached house with large garage/workshop, off street parking for numerous vehicles, good sized, enclosed garden with oil fired central heating and upvc double glazed windows. Situated within the popular Cheddar Valley School catchment offered in good order throughout.

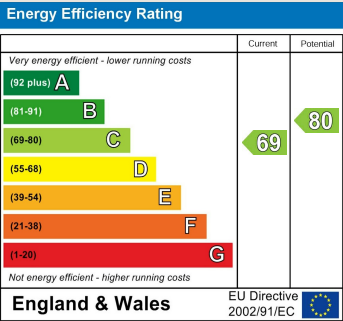
Entrance hall\* living room/bedroom 4\* open plan sitting room/dining room\* kitchen/breakfast room\* utility room with cloakroom off\* three first floor bedrooms\* bathroom\* separate w.c.\* large garage/workshop\* off street parking for numerous vehicles\* enclosed, good size garden\* must be seen\*

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



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## Accommodation (Measurement are approximate)

Obscured double glazed door to:

### Entrance Hall

11'10" x 7'3" (3.63 x 2.21 )

Stairs to first floor.

### Open Plan Sitting/Dining/Kitchen

#### Sitting Room/Dining Room

16'6" x 14'4" (5.03 x 4.39 )

Understair cupboard and storage cupboard. TV point, double glazed window to side, archway to kitchen.

### Kitchen

12'9" x 10'0" (3.89 x 3.05 )

Fitted with a range of units to incorporate; double drainer sink unit, oil fired Aga (not in working order), electric cooker point, extractor fan, double drainer sink unit, plumbing for dishwasher, tiled floor, double glazed window to rear, door to:

### Utility Room

12'7" x 5'4" average width (3.86 x 1.65 average width )

Single sink drainer unit, plumbing for automatic washing machine, space for fridge freezer, tiled floor. Cupboard housing the oil boiler. Door to side walkway.

### Cloakroom

Close coupled w.c. Pedestal wash hand basin and double glazed obscured window to side.

### Living Room/Potential Bedroom 4

14'9" x 10'2" (4.52 x 3.10 )

Feature wooden flooring, display recesses. Recessed wood burner and upvc double glazed bay window.

## First Floor Landing

Storage cupboard and feature balustrades. Access to roof space with ladder.

### Bedroom 1

12'5" x 11'3" (3.81 x 3.45 )

Double glazed window to front with aspect to the left hand side over agricultural land.

### Bedroom 2

10'11" x 8'3" (3.35 x 2.54 )

Double glazed window to rear. Built in wardrobe.

### Bedroom 3

10'11" x 7'4" (3.35 x 2.24 )

Double glazed window to rear.

### Bathroom

Comprising P shaped panelled bath with rainhead and handheld shower over, vanity wash basin with cupboards below, double glazed obscured window to the side.

### Separate WC

Close coupled w.c. obscured double glazed window to side.

### Outside

To the front of the property is a concrete driveway offering off street parking for 3/4 vehicles and leading to the garage/workshop.

A gate opens to the front of the property where there is an enclosed, good sized garden, laid principally to lawn with bushes, shrubs, trees etc. SUMMERHOUSE (in need of repair). Oil storage tank.

The garden enjoys a sunny aspect and is a particular feature of this property and makes a full inspection essential.

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To the left hand side of the property is a covered walkway with door to front and open to the rear of the property where there is a small, enclosed concrete courtyard area.

## Garage/Workshop

18'2" x 16'11" (5.56 x 5.18 )

Door to front and personal access door to side.

## Description

The property is situated in the sought after Cheddar Valley School catchment and within easy commuting distance of Bristol International Airport and Bristol city centre.

The property offers flexible living accommodation with; entrance hall, good size sitting/dining room with kitchen off, living room/bedroom 4, utility room and cloakroom to the ground floor with three, good sized bedrooms, bathroom and separate wc to the first floor.

The property has a good sized, enclosed garden located to the front of the property, has a large garage/workshop and off street parking for 3/4 vehicles.

The property is offered in good decorative order, has oil central heating and upvc double glazing making a full inspection essential to fully appreciate the size and versatility of this attractive, family home.

## 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 heading towards Bristol. Proceed into the village of Rooksbridge passing through the village of Tarnock and into the village of Biddisham where the property will be found on the right hand side

## Material Information

Additional information not previously mentioned

- Mains electric and water

- Water metered
- Oil Heating
- Sewerage septic tank
- No Flooding in the last 5 years
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







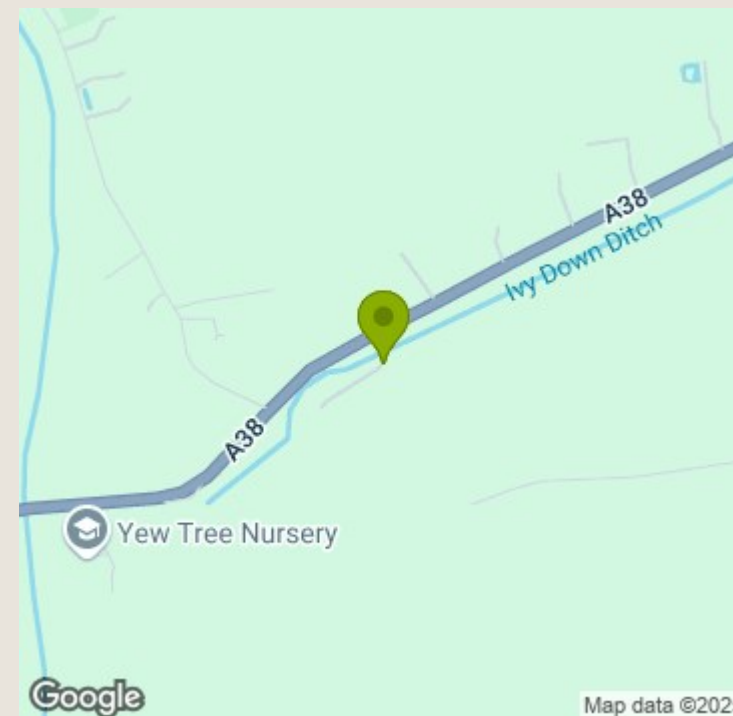








While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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. Made with Metropix ©2025



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

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.
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