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HANNAY ROAD, CHEDDAR, SOMERSET, BS27



£320,000 FREEHOLD

Passionate about Property

Well Presented, Spacious, Semi Detached Property in popular village location. NO CHAIN. Spacious Lounge, Generous Kitchen/Diner, Downstairs Cloakroom, 3 Bedrooms, Family Bathroom, Gas Heating, Upvc Double Glazing. Gated Driveway, Gardens to three sides. EPC: D, Freehold, Council Band: C

Council Tax Band: C

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 approx 30 minutes away and the M5 motorway approx 20 minutes. There are bus routes that provide transport through the village linking Cheddar with Axbridge, Weston super Mare and Wells. Bristol International Airport is 25 minutes away. Locally there is Cheddar Gorge, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston super Mare. The village itself has a wide range of shops, bank, building society and a Post Office, doctor's and dentists surgeries. Schools and a number of sports clubs are all within the village.





Directions

From the Axbridge B3135 road turn left into Hannay Road, continue along this road where the property can be found on the left hand side.

Entrance Hall

Upvc double glazed entrance door, double glazed inserts, wall mounted Worcester gas fired boiler, consumer unit.

Downstairs Cloakroom

Upvc frosted double glazed window to the side, White suite comprising pedestal wash hand basin, w.c, radiator, extractor fan.

Lounge (19' 06" x 13' 09") or (5.94m x 4.19m)

Upvc double glazed picture window to the front, double radiator, T.V. point, door to understairs storage cupboard, stairs rising to first floor accommodation.

Kitchen/Diner (13' 09" x 12' 0") or (4.19m x 3.66m)

Upvc double glazed window to the front, further window and double glazed door leading to the side of the property and patio area. Fitted with a range of wall, base and drawer units with worktops over, stainless steel sink unit with a single drainer and mixer tap, space for a washing machine, built in double electric oven, gas hob with extractor fan over, space for fridge freezer, radiator, part tiled walls, radiator.





First Floor Landing

Upvc double glazed window, radiator, smoke detector.

Bedroom 1 (13' 09" x 9' 04") or (4.19m x 2.84m)

Upvc double glazed window to the side with a pleasant outlook, radiator, built in double wardrobe with sliding doors.

Bedroom 2 (10' 05" x 7' 11") or (3.18m x 2.41m)

Upvc double glazed window to the front, radiator, built in wardrobe with cupboard above.

Bedroom 3 (10' 05" x 7' 03") or (3.18m x 2.21m)

Upvc double glazed window to the front, radiator, loft access.





Bathroom

Upvc double glazed frosted window to the side, White suite comprising panelled bath with wall mounted shower unit off the central heating system, glazed side screen, pedestal wash hand basin with tiled splashback, w.c, radiator, extractor fan.

Outside

The property is approached via a five bar gate leading to the driveway with parking for several vehicles. The gardens are mainly laid to lawn and extend to the front, side and rear of the property, timber shed, raised bed, patio area, outside tap.

Material Information

Supplied by Vendor:-

Council Tax Band C

Freehold

Semi Detached

Brick, Block and Tile Construction

Mains, Gas, Electric, Water & Sewage

Gas Central Heating

Fibre Broadband

Parking on Drive

No know Safety Concerns

Restrictions / Covenants -YES - Not to keep pigs

No Rights or easements

Not been flooded

Not subject to coastal erosion

No known planning applications

No accessibility adaptations

Not in a mining / coalfield area



Passionate about Property

Approx Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft

First Floor
Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract