



Lilymont
Upper New Road, Cheddar, BS27 3DL

Robin King | Estate Agents

LILYMONT, UPPER NEW ROAD, CHEDDAR, BS27 3DL

Lilymont is a traditional interwar semi-detached home with a generous ground floor footprint. Tucked away in a central village location in Cheddar, this house is an ideal family home.

APPROX 984 SQ. FT ACCOMMODATION • 3 BEDROOMS • SEPARATE DINING ROOM • GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES • LARGE GARDEN • MOTORWAY ACCESS AT JUNCTION 21 OF THE M5 WITHIN 9 MILES • BRISTOL INTERNATIONAL AIRPORT WITHIN 11 MILES • WORLE TRAIN STATION WITHIN 10 MILES • (ALL DISTANCES APPROX).

Entering through the front door, you are greeted by a generous hallway with ample understairs storage, as well as plenty of space for shoes and coats. For added convenience, there is also an understairs cloakroom.

To the right, you'll find a family dining room with a feature fireplace and a bay window that fills the room with natural light. This welcoming space is perfect for gatherings and family meals. Continuing down the hall, you'll encounter the cosy sitting room, featuring a log burner and door through to the utility.

To the rear of the property, the kitchen features tiled floors, wooden worktops and plenty of cupboards. The sink overlooks the garden through a large window and the Sandringham gas range adds a touch of sophistication to your cooking experience. An adjacent utility room, accessible from both the kitchen and sitting room, offers space for a washing machine and a fridge/freezer, providing an additional practical room to this family home.

Upstairs, you'll discover three well-proportioned bedrooms, two of which are doubles. The principal bedroom overlooks the garden, whilst the other two bedrooms are situated to the front of the property. A family bathroom with an over-bath shower completes the upstairs accommodation.





Outside - The substantial garden features a landscaped patioed area, perfect for entertaining friends, dining al fresco, or simply enjoying warm summer evenings. The garden has a lawned area and provides convenient access to the spacious garage. To the front of the property a neat, gravelled drive provides ample parking for multiple vehicles.

Location - The thriving village of Cheddar has a wide range of amenities including banks, a building society, post office and a wide selection of shops, plus a medical centre and dental surgery. For those looking for activities and outdoor pursuits, there is a wide variety available including sailing, abseiling, and rock climbing, plus the amenities of the local Kings of Wessex Leisure Centre. The closest motorway access is Junction 21 of the M5 and Bristol International Airport is approximately 11 miles distant. Education is catered for on a 3-tier system, with first school to the age of 9, then Fairlands middle school, moving on to senior level at Kings of Wessex Community School.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



DIRECTIONS – Travelling to Cheddar from Congresbury you will pass Cheddar Woods Resort on your right hand side. Approximately 0.5 miles down the A371 Lilymont is situated on your righthand side between Tower Road and Round Oak Road.

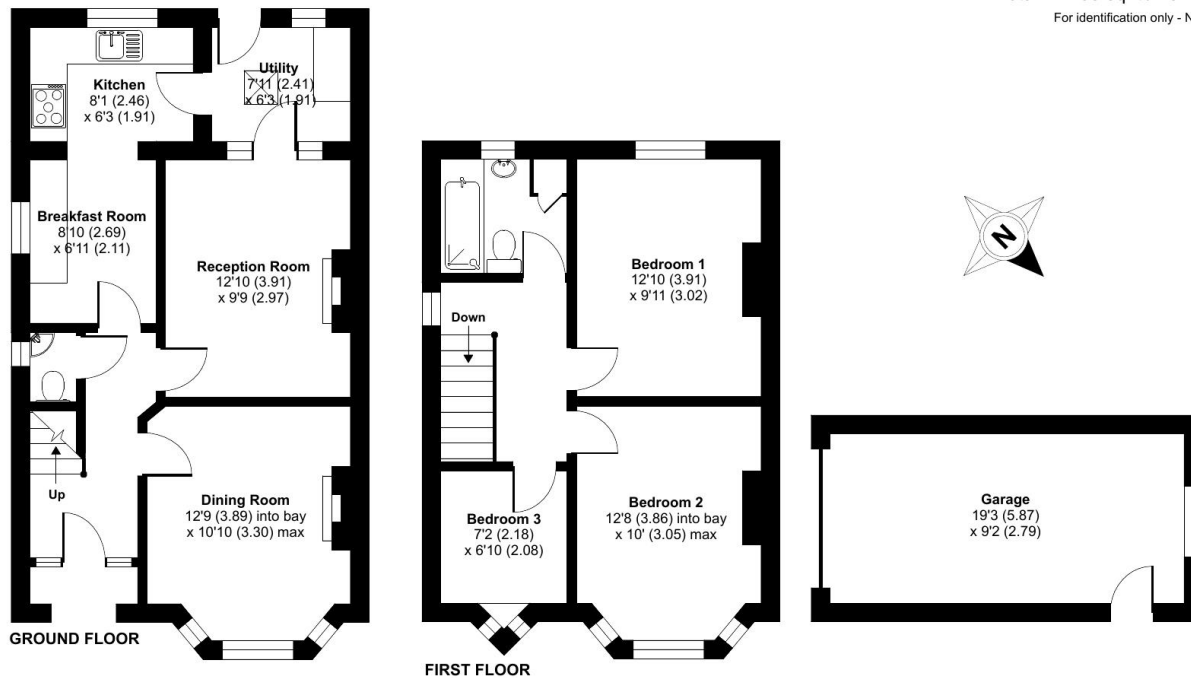
SERVICES – All Mains Services

EPC RATING – D

LOCAL AUTHORITY – Sedgemoor District Council – Tel 0300 303 7803 – **COUNCIL TAX BAND C** £1881.26 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Upper New Road, Cheddar, BS27

Approximate Area = 984 sq ft / 91.4 sq m
Garage = 175 sq ft / 16.3 sq m
Total = 1159 sq ft / 107.7 sq m
For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robin King LLP. REF: 1051137

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT