

# Mendip Lea Close

Cheddar, BS27 3SY

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AND  
TANNER



**£600,000 (OIEO) Freehold**

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### DESCRIPTION

Set in a desirable close in the popular village of Draycott is this beautifully presented four bedroom family home which has been finished to highest level and benefits from a double garage, an outbuilding, two reception rooms and ample off street parking.

Entering the property into the hallway there is access into the living room, WC and kitchen. The living room is a dual aspect room with a bay window at the front and garden views. The kitchen is beautifully presented and benefits from an induction hob, integrated appliances, ample storage and a breakfast bar. There is an internal hallway that leads into the garage and utility space and into the conservatory where there is further storage cupboards, panoramic views of the garden and access out. The ground floor is completed with a handy cloakroom.

The first floor houses the four bedrooms. The master bedroom benefits from garden views, a storage cupboard and access into the en suite bathroom with a shower cubicle, pedestal sink and WC. There is a second bedroom which is also a good sized double. There is a front aspect double room which the vendors currently use as a dressing room and a further rear aspect bedroom. The family bathroom is fitted with a jacuzzi bath with shower overhead, WC and a bowl sink.

### OUTSIDE

The front of the property provides parking for multiple vehicles and access into the property and into the rear garden. In the garden there is an outbuilding which the current vendors currently use as a home gymnasium but could potentially be used as a home office. As the property sits on a corner plot it benefits from wrap around gardens which are perfect for entertaining and socialising. The garden is mostly laid to lawn with a selection of gravelled and patio areas which are perfect for enjoying the sun at different parts of the day. The garden is fully enclosed and is filled with a selection of mature plants and bushes. There is double garage which leads back into the house and is accessed through an electric door with access at the rear to the garden and the benefit of power and lighting and there is currently a utility area.

### LOCATION

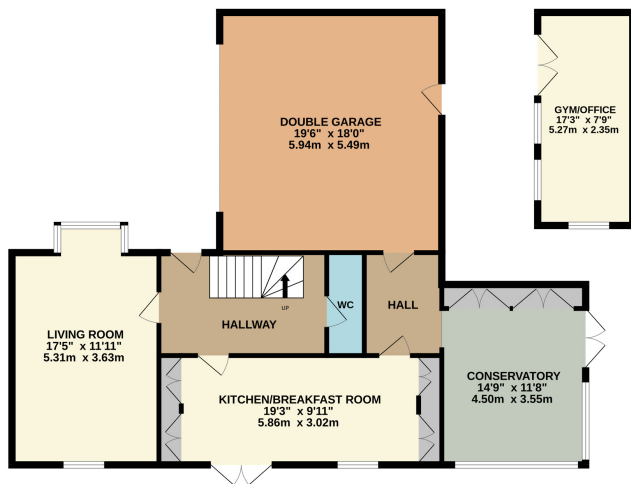
Draycott is a much favoured village located in a sheltered position just south of the Mendip Hills and within two miles of Cheddar and six miles from Wells. Facilities include Post Office/General Stores, village school, Church, one local inn and a regular bus service to Wells, Cheddar and Weston Super Mare. Bristol and Bath are within daily commuting distance and the nearest M5 motorway junction is c.10 miles. Bristol International Airport is c.12 miles.



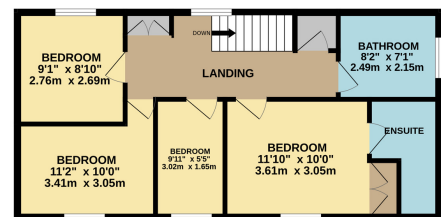




GROUND FLOOR  
1266 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1835 sq.ft. (170.5 sq.m.) approx.

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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## CHEDDAR OFFICE

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