

# Nyland View

Draycott, BS27 3SG

COOPER  
AND  
TANNER



£195,000 (OIRO) Leasehold

Perfect for investment or first-time buyers, this two-bedroom, chain free, character apartment is located on the first floor and benefits from spacious living accommodation and parking.

# Nyland View Draycott BS27 3SG

 2  1  1 EPC C

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## DESCRIPTION

Located on the first floor, the property is situated at the back of the building. Entering through the front door, you are welcomed into a spacious, L-shaped hallway. To the right, there is one of the bedrooms. This room has a large, arched feature window that overlooks the communal garden. To the left of the hallway, there is a large master bedroom which also has a large arched feature window and benefits from a built-in wardrobe. The living room and kitchen are situated at the end of the hallway. Fitted with an array of wall and base units, the kitchen provides ample storage space. It also has a five-ring range gas cooker, extractor fan, ceramic sink with drainer, has space for white appliances and the character continues with the large, archway feature window. The living room is spacious and provides spaces for living and dining feature. This room also has an arched feature window. There is a modern bathroom fitted with a panelled bath, pedestal basin and low-level W/C.

## OUTSIDE

To the front of the property there are two allocated parking spaces. There are communal gardens and a communal timber garden shed.

## 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.

## DIRECTIONS

From our offices in Union Street, Cheddar turns left at the Market Cross taking the Wells Road into the village of Draycott. Take the turning left into New Road where the building will be found on your left-hand side. The entrance to Flat 2 is situated to the rear of the building.

## INFORMATION

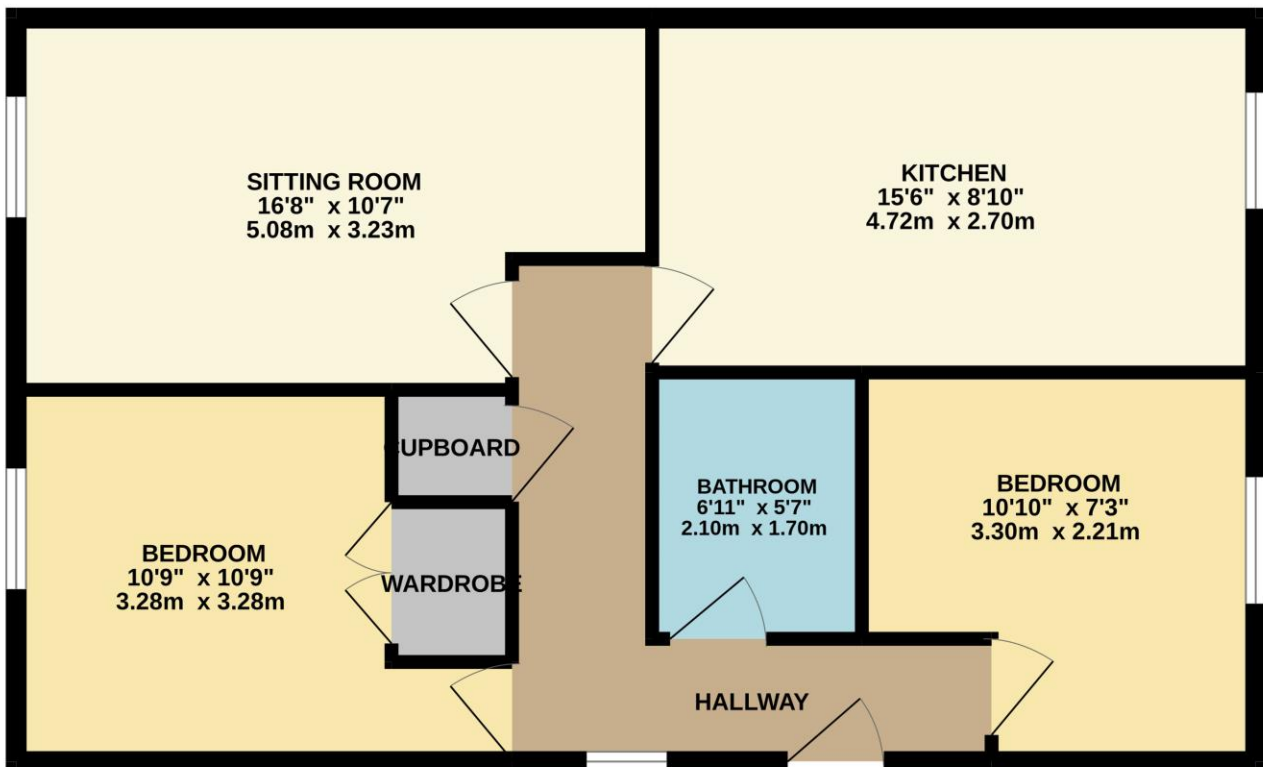
- Heating- Gas central heating
- Services- Mains electric, mains water, mains drainage
- Leasehold- approx. 971 years remaining
- Service charge- approx. £100pcm
- Council tax- Band B







**GROUND FLOOR**  
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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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