

# Wells Road

Cheddar, BS27 3ST

COOPER  
AND  
TANNER



## £525,000 Freehold

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# Wells Road Cheddar BS27 3ST



EPC TBC

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### DESCRIPTION

Set in the heart of Draycott is this well proportioned four bedroom property which is offered to the market with no onward chain.

Entering the property from the front you are welcomed into a large hallway where there is access into the living room, into the dining area, to the first floor and into a cupboard, which is conveniently positioned next to the front door. The living room is a large dual aspect room with a wood burner and sliding doors at the rear. There is a large kitchen/diner with front and rear aspect windows, a cupboard and a convenient and good sized larder. There are steps leading down to a rear hallway with doors opening out at the rear and with access into a further reception room and into the utility room that leads directly into a cloakroom. The ground floor is completed with a large reception room with sliding doors opening out and stairs leading to a bedroom with exceptional views, storage and a bathroom. The second reception room offers a magnitude of uses which include holiday let potential or for multi generational living.

The first floor houses the three double bedrooms which all benefit from storage. There are two bedrooms which both benefit from exceptional rear aspect views and a front aspect double bedroom. There is also a good sized family bathroom which is fitted with a panelled bath, WC, basin and a corner shower.

### OUTSIDE

The property externally benefits from a large driveway that provides off street parking for multiple vehicles. There is a large garage/workshop which is accessed through a roller door and is perfect for storage or to be used as a workshop. The garden benefits from fantastic far reaching views, is fully enclosed and benefits from a patio area, a lawn and is coloured with a selection of mature flowers and plants.

### 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 General Stores, Village School, Church, two local inns 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.

### TENURE

Freehold

### COUNCIL TAX

Band E

### VIEWINGS\*

Strictly by appointment only -Please call Cooper and Tanner

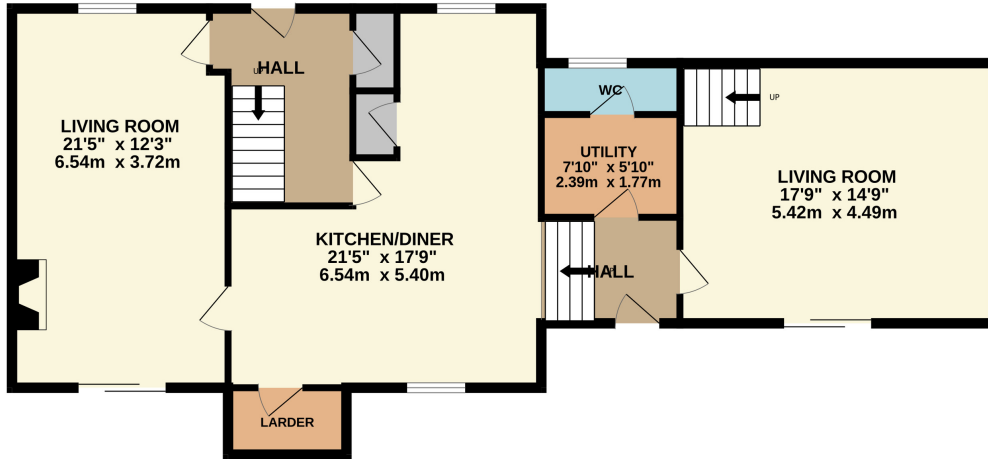
### DIRECTIONS

From our office in Union Street, Cheddar. Proceed towards the Market Cross turning left along the Wells Road towards Draycott. Continue past the Football Ground into the village of Draycott, past the Memorial and you will find the property on the right hand side. There is a Cooper and Tanner for sale board outside the property.

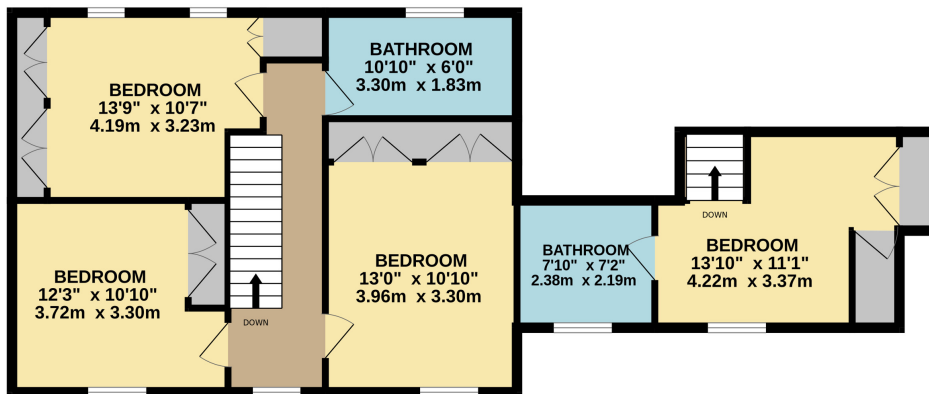




GROUND FLOOR  
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
828 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.4 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

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

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