

# Wet Lane

Draycott, BS27 3TG

COOPER  
AND  
TANNER



**£389,950 Freehold**

Stylish and modern throughout, this three bedroom property is located in the rural village of Draycott and benefits from two reception rooms, kitchen/diner, driveway parking and a south facing rear garden.



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 3  2  1 EPC D

## £389,950 Freehold

### OUTSIDE

Approaching the property, there is a tarmacked driveway allowing parking for a variety of vehicles. It is enclosed with fencing and walling. The south facing rear garden is well maintained and beautifully landscaped. From the patio doors in the kitchen, there is an area laid to patio slabs, ideal for enjoying the sunshine and there is a covered seating area where there is currently table and chairs. The garden also has an area laid to lawn and it is planted with an array of plants, flowers, shrubs and trees. Down stone built steps, there is further patio space and there is more plants and trees, creating privacy. Tucked away in the corner there is a log store. The garden is fully enclosed with fencing.

### 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.

### TENURE

Freehold

### HEATING

Gas central heating

### SERVICES

Mains gas, mains electric, mains water, mains drainage, water meter

### LOCAL AUTHORITY

Sedgemoor District Council

### COUNCIL TAX

Band D

### EPC RATING

Band D

### VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

### DIRECTIONS

Proceed from Cheddar towards Wells along the A371 for approximately two miles until you reach the village of Draycott. Take the fourth turning right into Wet Lane and the property will be found at the top on the right hand side

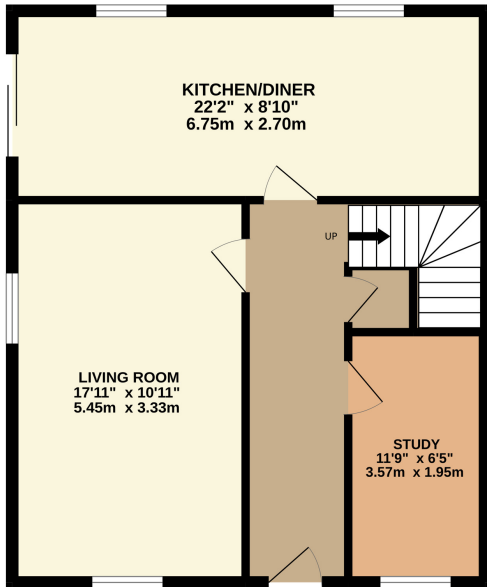




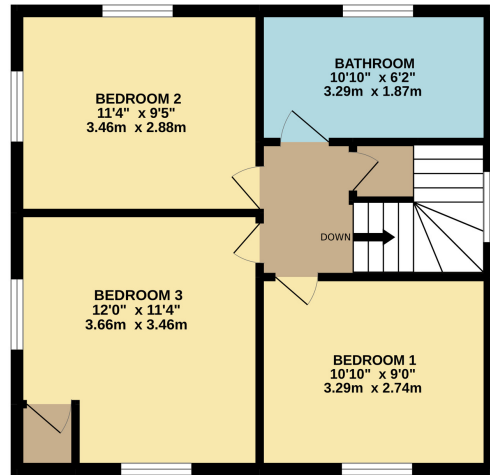




GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 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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