

South Close

Cheddar, BS27 3TW

COOPER
AND
TANNER



£360,000 Freehold

A well proportioned three bedrooms property offering practical living spaces, including a large kitchen-diner, a versatile conservatory, utility room, driveway and gardens.

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3



2



1

EPC TBC

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DESCRIPTION

A well proportioned three bedrooms property offering practical living spaces, including a large kitchen-diner, a versatile conservatory, utility room, driveway and gardens. This property is perfectly positioned to provide both comfort and functionality, making it ideal for families or anyone seeking extra space. Step through the front door into the welcoming entrance hall, which leads to a bright and spacious living room on the left and an expansive kitchen-diner directly ahead. The rear conservatory adds versatility to the home and provides access to a practical utility room, ensuring that household chores remain conveniently separate and there is a handy WC positioned in the corner. The first floor features three well-proportioned bedrooms, including two generous doubles that offer plenty of space for family members or guests. A third bedroom adds flexibility, ideal for use as a nursery, study, or guest room. Completing this floor is a well-appointed family bathroom, designed for everyday convenience. Additional storage is thoughtfully provided with built-in cupboards and a large wardrobe space in the bedrooms. The property's thoughtful layout flows seamlessly, with garden access through both the conservatory and the kitchen, making it perfect for those who enjoy indoor-outdoor living.

OUTSIDE

The property is nicely tucked away on the corner road, perfect for anyone liking their privacy. There is ample parking for two cars. The frontage of the property is low maintenance with a gravel driveway leading to the front door. The rear garden is well maintained and is fully enclosed on all boundaries. The main area of garden is laid to level lawn with access from the kitchen, the conservatory and a gate from the driveway. There is additional parking found by the gates at the rear.

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, one local inn and a bus service to Wells and Cheddar. 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

SERVICES

Mains electricity, mains water, Oil heating with oil tank

COUNCIL TAX

Band A

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

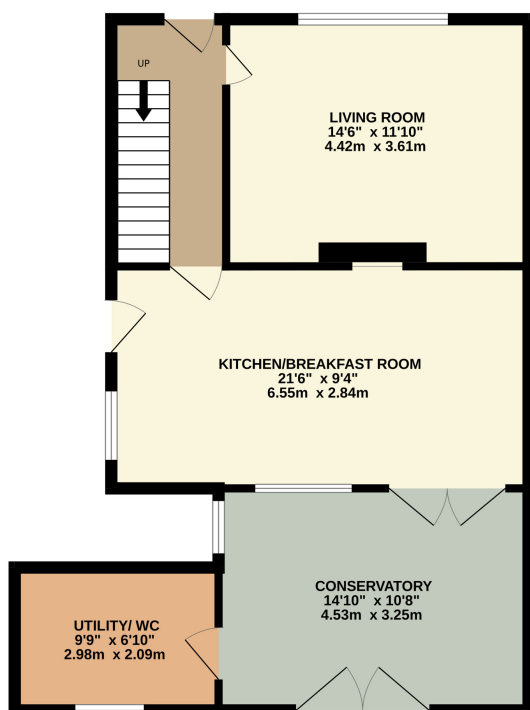
DIRECTIONS

Travelling from our Cheddar office, head out of the village along the Wells Road A371 past the football ground and into the village of Draycott. Take the second turning right into Back Lane and then take the third turning on the right into Westfield Lane. Take the first turning right into South Close and the property will be found at the front.

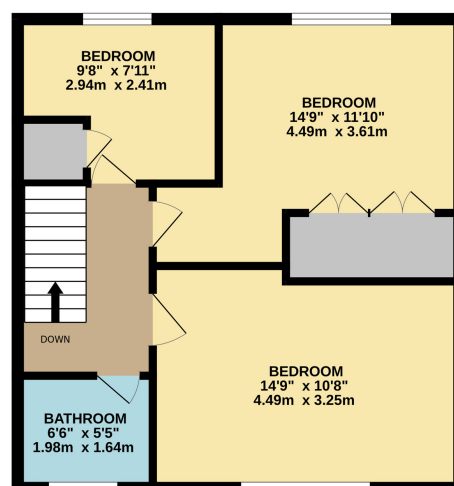




GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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