

Swans Lane

Cheddar, BS27 3SS

COOPER
AND
TANNER



£230,000 Freehold

A charming two bedroom stone built cottage with parking for two cars and stunning views to the front over open countryside. With lots of charm and character situated in an elevated village location in this charming Somerset village of Draycott. Perfect for an investment buy, First Time Buyers or buyers looking to downsize. Vacant possession, no onward chain.

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EPC TBC

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DESCRIPTION

Set in an elevated position in the rural Somerset village of Draycott this delightful character cottage offers two double bedrooms, far reaching views to the front and parking for two cars. Entering the cottage through the front door into the entrance lobby with tiled floor, off to the right is the Utility room where the boiler is housed and there is plumbing for a washing machine and a front aspect double glazed window. A door from the Utility room leads through to the downstairs bathroom. The bathroom has a white suite of panelled bath with shower over, low level WC and pedestal wash hand basin with a front aspect window. From the entrance lobby to the left leads through to the kitchen which comprises Belfast sink, working surfaces and plenty of storage. From here leads directly into the sitting room with two double glazed windows to the front aspect and a staircase that rises to the first floor. Upstairs are the two bedrooms, a double room to the front with lovely views over the surrounding countryside. The second bedroom is to rear which has a double glazed window to the side. The cottage is warmed by gas central heating.

OUTSIDE

There is parking at the front for two cars on the brick paved driveway. This space could also be used to sit outside and enjoy the lovely far reaching south facing views to the front.

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 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.

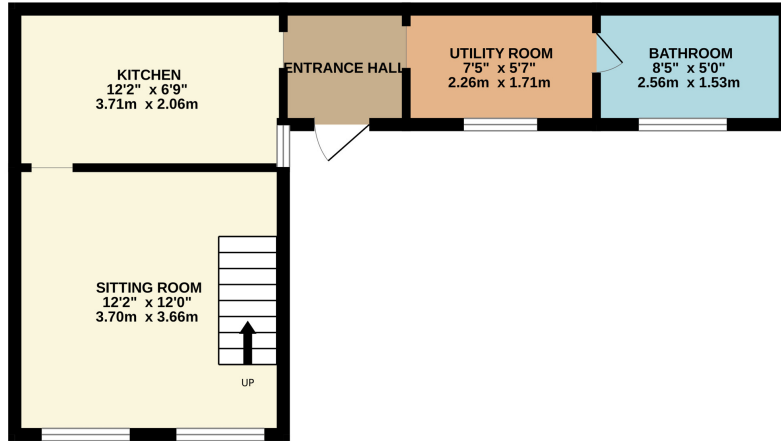
DIRECTIONS

From our Cheddar office proceed along Union Street towards the Market Cross. Turn left into Bath Street and follow this road, the A371, out of the village in an easterly direction and past the Football Club, for approximately one and a half miles until you reach the village of Draycott. On entering the village continue along on the main road and take the third turning on the left hand side into The Batch. Proceed upwards, taking the right hand fork at the top and turn almost immediately right into Swans Lane. Continue along Swans Lane where the cottage will be found on the left hand side.

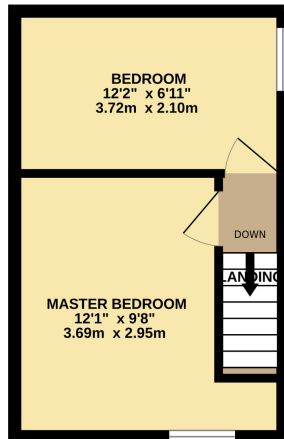




GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.6 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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