

New Road

Draycott, BS27 3SG

COOPER
AND
TANNER



£210,000 Leasehold

Perfect for investment or first time buyers, this two bedroom, character apartment located on the first floor and benefits from spacious living accommodation, parking and far reaching views.

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 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 over looks 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 space for sofas and a dining room table. The living room also has an arched feature window bringing in ample amount of light. There is a modern family bathroom which is fitted with a panelled bath with an overhead shower, basin and W/C.

OUTSIDE

To the front of the property there are two allocated parking spaces located in the shared car park. 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.

TENURE

Leasehold with approx. 969 years remaining.

SERVICES

All Mains Services

LOCAL AUTHORITY

Somerset County Council

HEATING

Gas Central Heating

VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

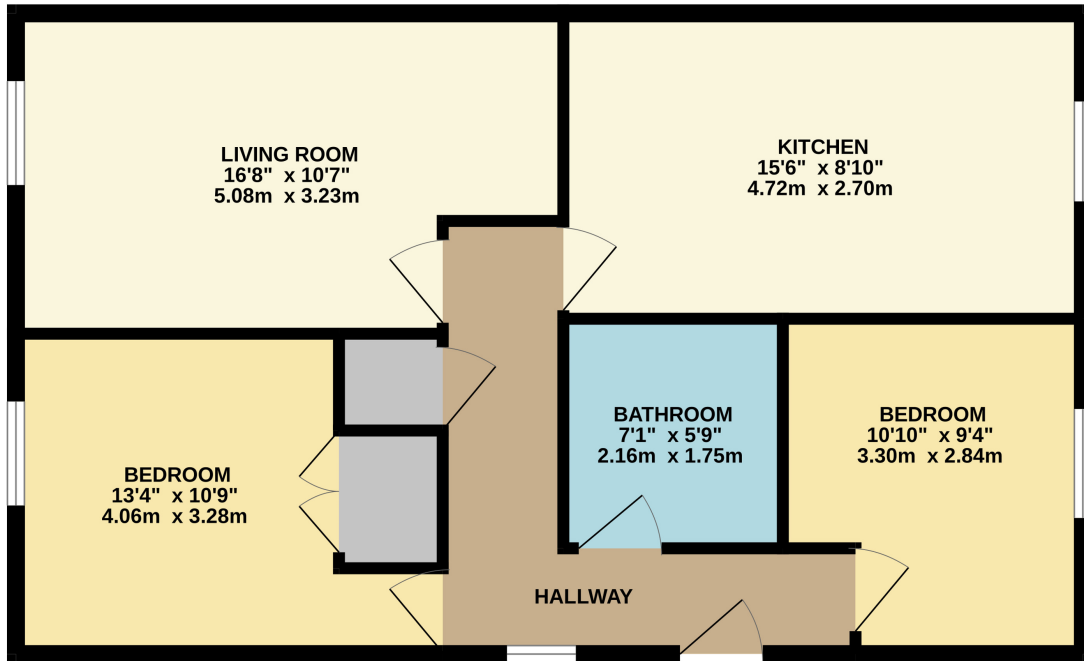
DIRECTIONS

From our offices in Union Street, Cheddar turn 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.





GROUND FLOOR



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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