

Wells Road

Cheddar, BS27 3ST

COOPER
AND
TANNER



£299,950 Freehold

First time on the market in 120 years and set in the heart of Draycott and offered with no onward chain is this beautifully presented two bedroom property which has recently been modernised and finished to an exceptional standard.

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DESCRIPTION

First time on the market in 120 years and set in the heart of Draycott and offered with no onward chain is this beautifully presented two bedroom property which has recently been modernised and finished to an exceptional standard.

Entering from the front you are welcomed into a porch that leads directly into the front living room. The living room is a bright and airy room with a front bay and a side aspect window with a stone built fireplace and access into the kitchen. The kitchen is a large family space with side windows, stairs to the first floor and a corridor linking to the rear courtyard. The kitchen is fitted with integral appliances and benefits from ample workspace with a variety of wall and base units and with space for a table. The first floor houses the two double bedrooms with one at the front enjoying far reaching views and the rear bedroom benefiting from a wardrobe. The family bathroom is beautifully finished with a skylight bringing light into the room. The bathroom is fitted with a panelled bath with overhead shower, basin and WC.

OUTSIDE

Entering from the road at the front you are welcomed onto a frontal area where there is path that leads to the front porch is enclosed with mature planting. The rear courtyard is accessed from the back hallway and is mostly laid to patio and gravel and is decorated with colourful flowers and has access into a rear store with power.

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.

SERVICES

All mains services

TENURE

Freehold

COUNCIL TAX

Band C

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

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 and the property is found at the bottom of the hill on the right hand side.







TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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