

Cross Farm Road

Cheddar, BS27 3SE

COOPER
AND
TANNER



£390,000 Freehold

This semi-detached, five bedroom family home offers amazing views towards Glastonbury Tor, spacious accommodation and a beautifully tended rear garden.

Cross Farm Road Cheddar BS27 3SE

 5  2  3 EPC TBC

£390,000 Freehold

OUTSIDE

Approaching the property from the front, there is driveway parking for a variety of vehicles. At the front there is a variety of shrubs, bushes and trees planted. Opposite the property there is an area laid to lawn which is owned by the property. The rear garden is well maintained and is a lovely space to enjoy the sunshine. It has been split into different sections by our current vendors. Stepping down from the French doors in the living room, there is an area laid to lawn and a pathway leading to the rear of the garden. There is a useful shed for storage. A further area in the garden is laid with patio slabs and enclosed with low level fencing. This space is accessed from the French doors in the conservatory. At the rear of the garden, it is planted with lots of different shrubs, bushes and trees, ideal for green fingered enthusiasts. It is a private, secure garden and is enclosed with fencing and walling. A side path leads back up to the front driveway.

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

HEATING

Gas central heating

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

Band D

EPC

Band D

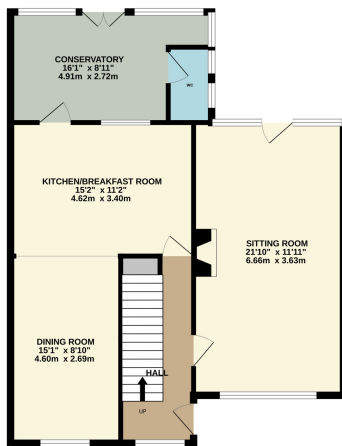
VIEWINGS

Strictly by appointment only- please contact Cooper and

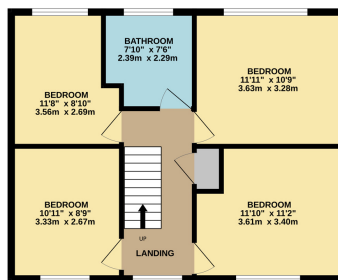




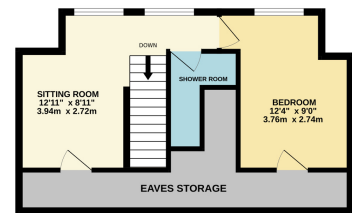
GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1747 sq.ft. (162.3 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.
Made with Metropix ©2023

CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

