

# Wells Road

Draycott, BS27 3ST



£195,000 OIRO Freehold

Offered to the market with no onward chain, this two-bedroom, detached bungalow requires improvement and modernisation throughout suitable for cash buyers only due to the construction. Benefitting from a double garage and driveway parking, front and rear gardens and far-reaching countryside views.

# Wells Road Cheddar BS27 3ST

 2  2  1 EPC F

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## DESCRIPTION

Stepping through the front door, you are welcomed into a hallway which provides access into all the rooms. The living room is front aspect. It has French doors opening out to the front garden and the far-reaching views can be enjoyed. The kitchen/diner is at the rear. It is fitted with an array of wall and base units, sink with drainer and mixer tap, free standing oven and has plenty of space for a dining room table. The bungalow occupies two double bedrooms, both front aspect and both enjoying the views. The bedrooms share the family bathroom which is fitted with a panelled bath with overhead electric shower, pedestal basin and low-level W/C. There is a further room which would be an ideal utility. A rear door leads out to the courtyard garden. The bungalow is double glazed throughout and warmed with gas central heating.

## OUTSIDE

Elevated from the road, this two-bedroom bungalow enjoys beautiful countryside views from the front. Parking is provided at the front on a driveway. There is a large double garage accessed via two up and over doors. The front garden is mainly laid to lawn and there is a large area laid with patio slabs which



would be an ideal space for outdoor furniture. Steps lead up to the front door. At the rear, there is a small courtyard garden with feature stone walling. It is laid with patio slabs and leads back around to the front garden.

## LOCATION

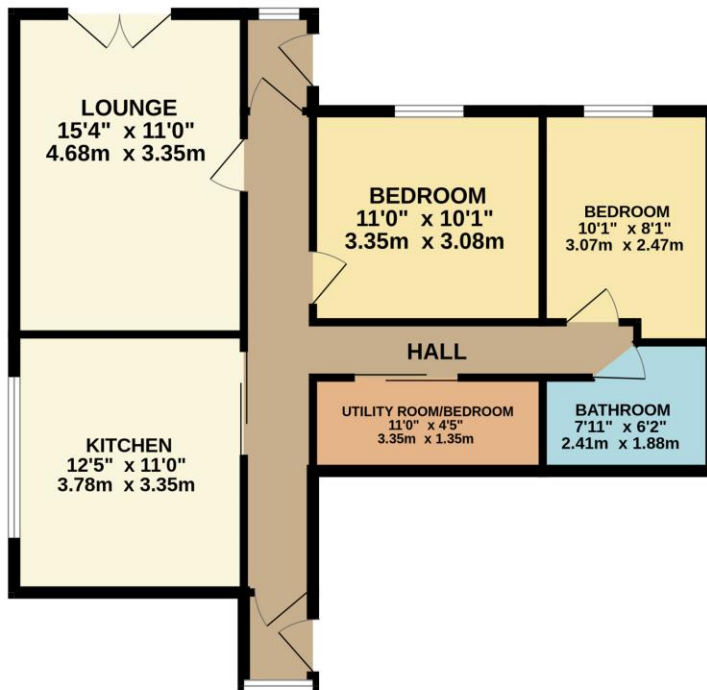
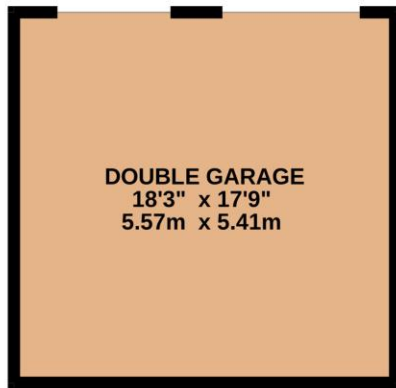
Draycott is a much-favoured village located in a sheltered position just south of the Mendip Hills and within two miles of Cheddar and six miles from Wells. Facilities include Post Office/General Stores, village school, Church, one local inn and a regular bus service to Wells, Cheddar and Weston Super 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.

AGENT NOTE: a recent asbestos report has identified that the original structure of the property does contain asbestos. You are unlikely to obtain a mortgage on this property.





GROUND FLOOR  
1064 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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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AND  
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