

# Wet Lane

Draycott, BS27 3TG

COOPER  
AND  
TANNER



£430,000 Freehold

Stylish and modern throughout, this three-bedroom property is located in the rural village of Draycott and benefits from two reception rooms, kitchen/diner, driveway parking and a south facing rear garden.

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 3  2  1 EPC TBC

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## DESCRIPTION

Entering through the front door, you are welcomed into a hallway. Off the left of the hallway, the living room has a modern multi-fuel log burner and dual aspect windows meaning it is bright and airy. The second reception room is off the left of the hallway and is an ideal room for a study. At rear of the property, the modern kitchen/diner is a perfect space for entertaining. The kitchen is fitted with an array of wall and base units, gas and electric range master, steel sink with drainer, breakfast bar, space for white appliances and is where the gas combination boiler is housed. This room is also bright as it has dual aspect windows looking out to the beautiful garden and a sliding door leading to the patio area. Downstairs also benefits from a handy storage cupboard below the stairs. The first floor is where the three bedrooms are. The master bedroom has dual aspect windows and a useful built-in storage cupboard. Similarly, the second double room has dual aspect windows, allowing plenty of light in. The third bedroom has a window overlooking the front and a handy built-in storage space. The three bedrooms share the modern family bathroom. It is fitted with a panelled bath with overhead shower, floating basin, built in storage space, a low-level W/C, a heated towel rail and has under floor heating. The first floor also benefits from a useful airing cupboard which is fitted with a thermostat controlled electric heater. The property is warmed with



gas central heating and is double glazed throughout.

## OUTSIDE

Approaching the property, there is a tarmacked driveway allowing parking for a variety of vehicles. It is enclosed with fencing and walling. The south facing rear garden is well maintained and beautifully landscaped. From the patio doors in the kitchen, there is an area laid to patio slabs, ideal for enjoying the sunshine and there is a covered seating area where there is currently table and chairs. The garden also has an area laid to lawn and it is planted with an array of plants, flowers, shrubs and trees. Down stone built steps, there is further patio space and there is more plants and trees, creating privacy. Tucked away in the corner there is a log store. The garden is fully enclosed with fencing.

## LOCATION

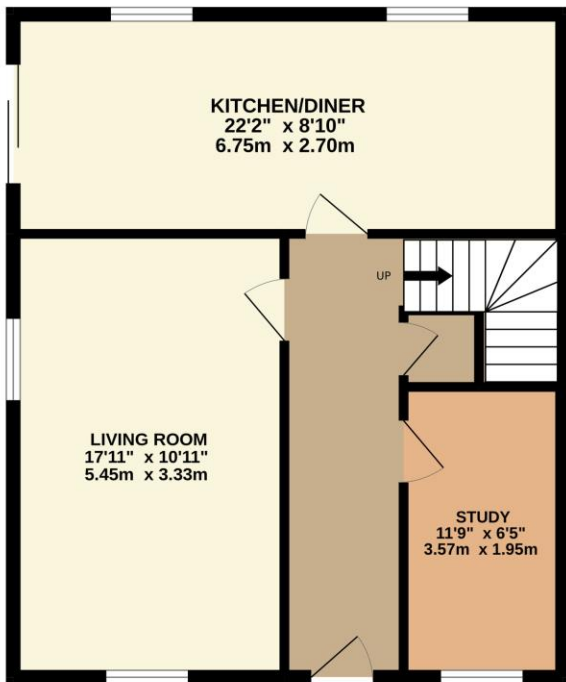
Draycott is a much-favoured village located in a sheltered position just south of the Mendip Hills and within two miles of Cheddar and six miles from Wells. Facilities include Post Office/General Stores, village school, Church, one local inn and a regular bus service to Wells, Cheddar and Weston Super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



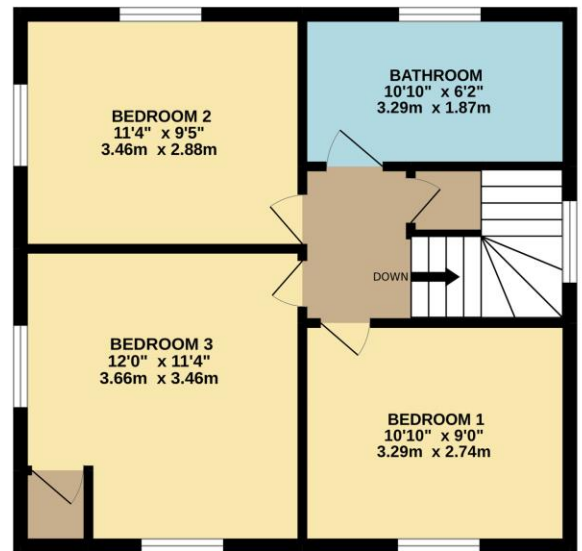




GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 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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