



£425,000

At a glance...



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**holland
& odam**

23 Cross Farm Road
Draycott
Cheddar
Somerset
BS27 3SE

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells, take the A371 towards Cheddar for approx 6 miles to the village of Draycott. Continue through the village and go over the zebra crossing. Cross Farm road is the first left turn after the zebra crossing. Continue down Cross Farm road for approx 200m and the bungalow can be found on the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas/ central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

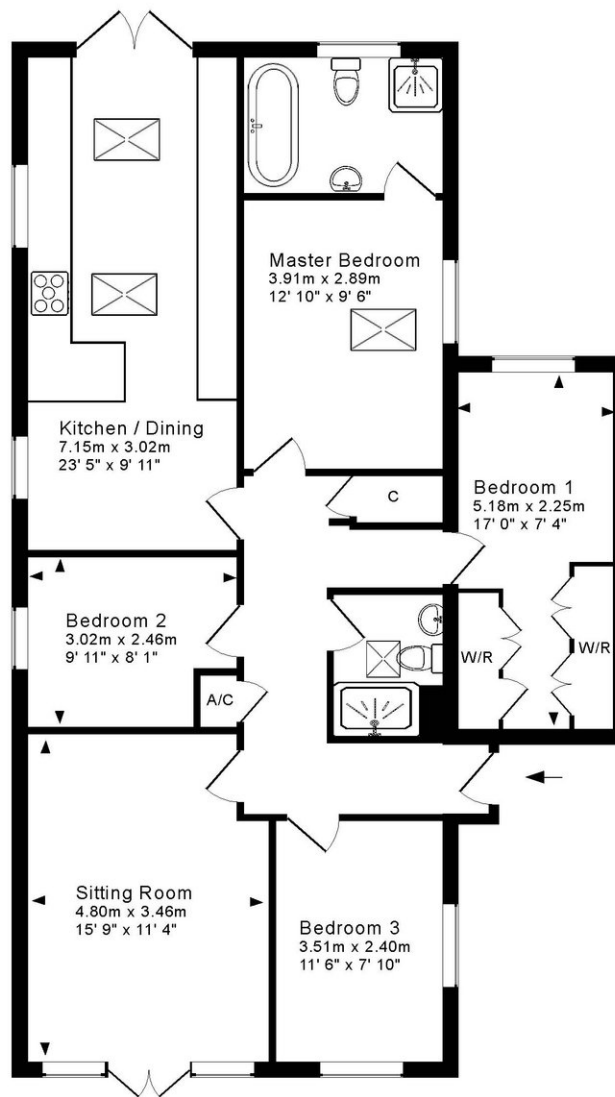
Draycott is a much favoured village located in a sheltered position just south of the Mendip Hills and within 2 miles of Cheddar and 6 miles from Wells. Facilities include community shop, village school, church, local inn and regular bus service to Wells, Cheddar and Weston Super Mare. Bristol and Bath are within daily commuting distance and the nearest M5 motorway junction is c.10 miles away with Bristol International Airport c.12 miles away.

Insight

A well presented four bedroom detached bungalow in the popular village of Draycott. The kitchen has been extended to create a sociable space while three double bedrooms, one being ensuite, offer plenty of room for family and guests. To the front there is ample parking for several vehicles and a small area of lawn. At the rear is a terraced area with a summerhouse and a workshop with sloped ramp giving access.

- Detached bungalow in popular village near Cheddar
- Stylish, extended kitchen / dining room with skylights
- Ample worktop space and breakfast bar with plenty of room for freestanding white goods
- Master bedroom with ensuite with separate bath and shower cubicle
- Sitting room with a bay window and French doors leading out to a veranda
- Workshop and summerhouse with a hot tub
- Two further double bedrooms with plenty of storage and another large single bedroom presently used as a craft room
- Solar panels - owned
- Stunning countryside walks on the doorstep
- Village hall, public house, music venue and community shop within the village





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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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