



£425,000

At a glance...



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**holland
& odam**

7 Mendip Lea Close
Draycott
Cheddar
Somerset
BS27 3SY

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Cheddar into the village of Draycott. Take the second turning left into Wet Lane and continue to the junction at the bottom. Continue straight over the junction bearing to the right and take the first left hand turning into Mendip Lea Close and the property can be found on the right hand side with a for sale board displayed.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

N.B. Solar panels are leased - for further details please ask the office



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.

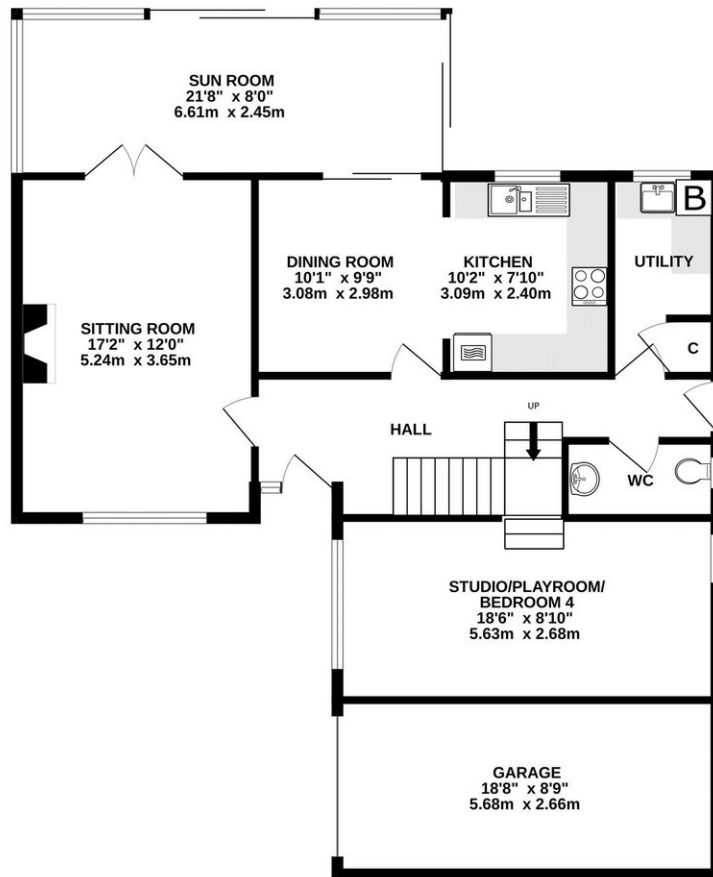
Insight

Built in the 1980's this detached house sits within a popular development on the edge of the village with views over open fields to the rear and enjoying a south-facing rear garden. With no onward chain the accommodation has been reconfigured in recent years to give a degree of flexibility.

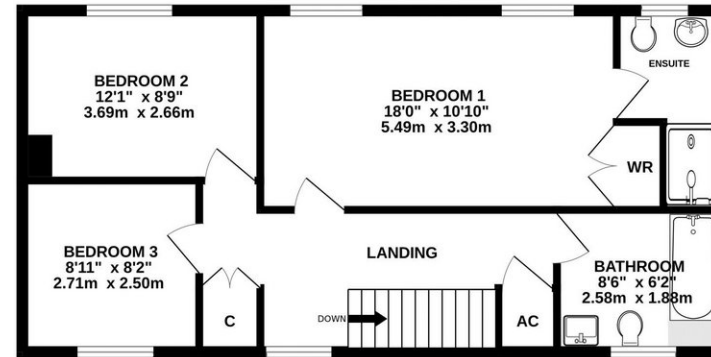
- Detached house with flexible accommodation and offered for sale with no onward chain
- Double aspect sitting room with multi-fuel fire, sun room overlooking fields to the rear, dining room opening into the fitted kitchen
- Studio/playroom or ground floor bedroom. Utility room and ground floor cloakroom
- Three first floor bedrooms with the principal bedroom with en suite shower room (originally two bedrooms) and a family bathroom
- Garage and plenty of parking with space for caravan or motorhome
- Garden to the front, side and rear with store shed and greenhouse and gated access on both sides of the property
- South-facing rear garden overlooking open fields with a decked terrace to enjoy the views
- Set on a popular development on a no through road
- Gas fired central heating and double glazed throughout. Definitely one to view.



GROUND FLOOR
1110 sq.ft. (103.2 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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