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Established 1928



**BRIAR COTTAGE, THE STREET,  
DRAYCOTT, BS27 3TH  
£329,500**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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**The Property  
Ombudsman**



**Located in this popular Village on the southern slopes of the Mendip Hills between Cheddar and Wells. A 2 Bedroom Semi Detached single storey Cottage believed to have been converted from a former cow shed, set back from the road with a garage and parking. The property has gas central heating, double glazing and gardens. No Onward Chain.**

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Double glazed front door to:-

**Kitchen/Diner:**  
16'3 x 13' (4.95m x 3.96m)  
Wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Plumbing for a washing machine and dishwasher. Cooker point. Tiled splashback. Radiator. Door to walk-in Pantry/Utility Room.

**Lounge:**  
19'3 x 13' (5.87m x 3.96m)  
Open fireplace. Radiator. TV point.

**Inner Hall:**

**Bedroom 1:**  
14'3 x 9'7 max (4.34m x 2.92m max)  
Radiator.

**Shower Room:**  
Double cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Shaver point. Extractor.

**Bedroom 2:**  
14'7 x 10' max (4.45m x 3.05m max)  
Radiator. 'Worcester' gas fired boiler providing central heating and hot water.

**Outside:**  
Driveway with parking to Garage with Loft Room over. Driveway continues with rights of access to neighbouring properties. Further Parking Space leading to a mature Garden laid partly to lawn with trees and shrubs and raised beds. Outbuildings.

**Council Tax:**  
Band B

**Tenure:**  
Freehold.

**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**Data Protection:**  
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

**Anti-Money Laundering**  
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. 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.

