



£415,000

At a glance...



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**holland
& odam**

21 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.

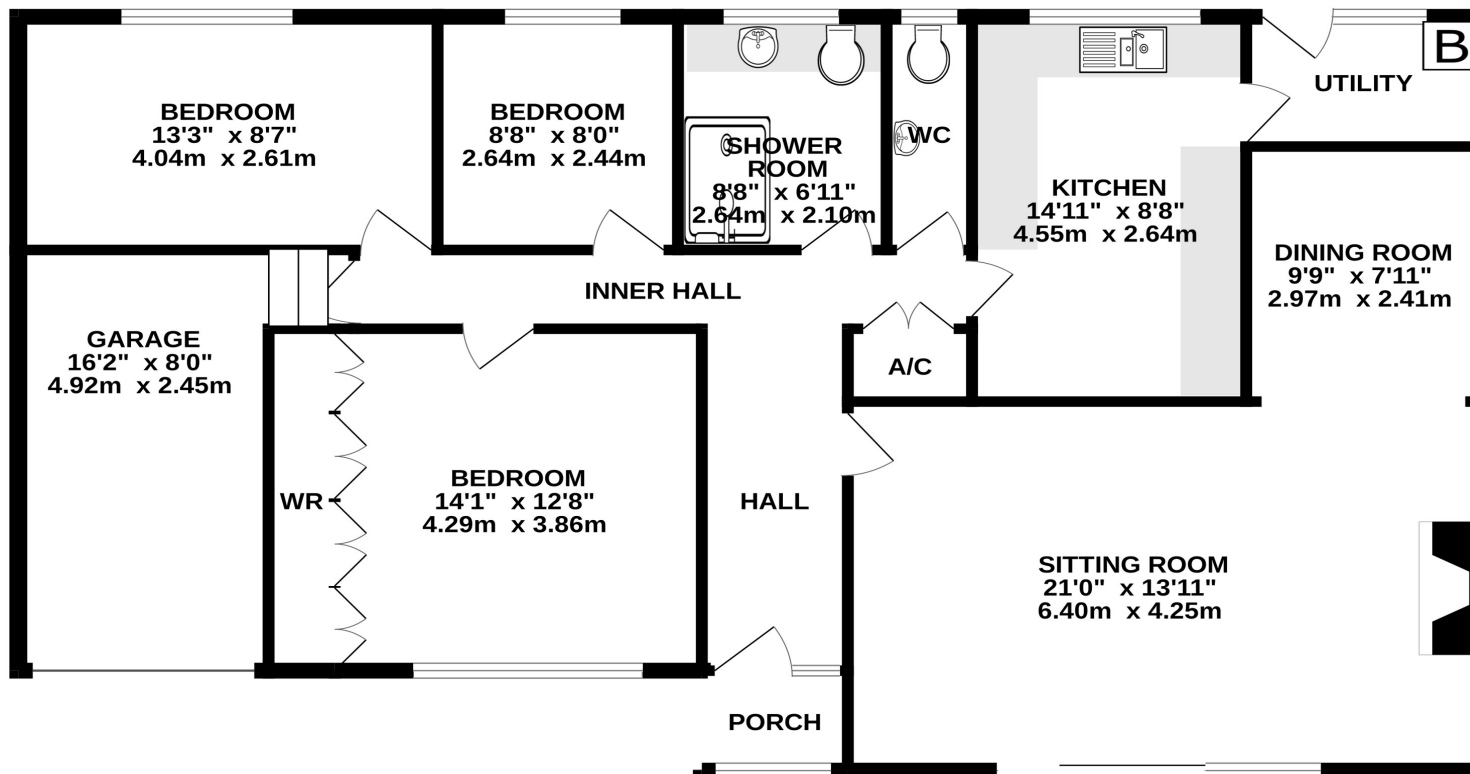
Insight

A spacious, detached three bedroom bungalow set in a quiet cul-de-sac location in the popular village of Draycott. It has been greatly improved over recent years and is now being offered with no onward chain.

- Extremely spacious sitting dining room with large window looking over the south facing front garden
- Good size kitchen with plenty of wall and base units. There is an integrated oven with induction hob and space for a dishwasher.
- From the kitchen there is access to the utility room which has space for a washing machine and tumble dryer. A door leads out to the rear garden.
- Bedroom one is generous in size and has an entire wall of fitted wardrobes and built in drawers providing more than enough storage.
- Bedroom two is another good sized double bedroom while bedroom three is a single
- Modern shower room with toilet and wash hand basin along with a separate cloakroom
- There is access to the garage from within the property which has light and power
- The rear garden is partly laid to lawn with areas of patio and attractive borders. Measuring approx' 20.0m (65ft) wide x 9.0m (29ft) deep
- The front garden is mainly laid to lawn and incorporates a large parking area. The total size is approx' 18.6m (61ft) x 9.7m (32ft) wide



GROUND FLOOR
1270 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (117.9 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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