





3 2 2 EPC TBC £343,000 Freehold

Reeves Close
Draycott
BS27

COOPER AND TANNER





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### Description
This bungalow really comes into its own, on a sunny day, with the French doors thrown open to the colourful back garden with its quiet patio area where you could put your feet up with a book and a cup of coffee, or entertain family and friends with a barbecue. The relaxed contemporary interior invites you inside and gives this home its warm and welcoming atmosphere, so even in the middle of winter, with the fire going in the sitting room, you would be happy to be at home.

The kitchen, which is fitted with a range of wall and base units, has space for a kitchen table and chairs. The focal point is the oil fired Esse range cooker, which also provides the central heating. There is space for white appliances and a stainless-steel sink under the window overlooking the front garden. The part-glazed stable door opens out from the kitchen onto a secluded little outside seating area, ideal for breakfast!

There are three good size double bedrooms, each with its own character; the master bedroom features extensive built-in wardrobes and views over the rear garden; bedroom two is a sympathetic garage conversion into a spacious room with views to the front of the property and with an ensuite shower room with WC; bedroom three is also a double room and enjoys south-facing views of the back garden. The property benefits from a separate study/office which could potentially be used as a nursery. There is a family bathroom fitted with bath, corner shower, wash hand basin and WC.

### Outside
The expanse of lawn at the front of this property, with its trees and driveway, endows this home with a sense of space and tranquillity, and here there is parking for numerous vehicles. A side gate takes you past the kitchen stable door and alfresco breakfast spot, to the south-facing rear garden, laid mainly to lawn, enclosed by fencing, flower borders, shrubs and trees. A paved patio provides ample space for outdoor entertaining.

### 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.

### Directions
From Cheddar, head towards Wells along the A371. Go past the football ground and continue into Draycott. Take the turning right into Bay Lane and left into Eastville Lane where Reeves Close will be found on the left-hand side.

Local Information Draycott

**Local Council:** Mendip District Council

**Council Tax Band:** D

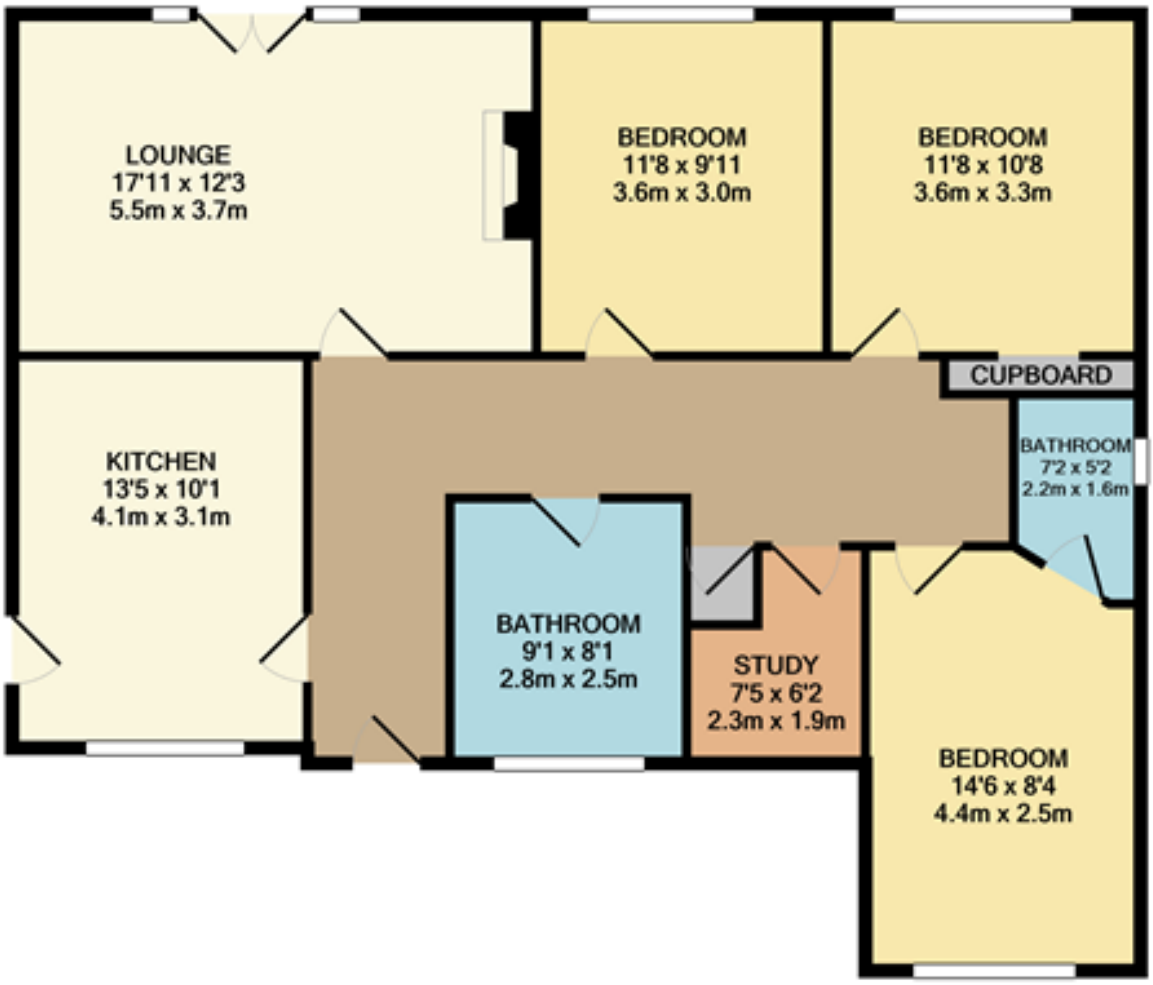
**Heating:** Oil Fired Central Heating

**Services:** Mains Electricity, Mains Water, Mains Drainage

**Motorway Links**
- J21 (Weston Super Mare)
- J22 (Edithmead)

**Train Links**
- Worle
- Yatton

**Nearest Schools**
- Draycott First School
- Kings of Wessex
- Fairlands Middle School




TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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CHEDDAR OFFICE
telephone 01934 740055
2 Saxon Court, Cheddar, Somerset BS27 3NA
cheddar@cooperandtanner.co.uk

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