



TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)  
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## 12 Eastville Lane, Draycott, Cheddar, BS27 3TE

Asking Price: £249,950 Freehold

- Semi Detached Bungalow
- Countryside Views to the Front and Rear
- Sitting/Dining Room
- Kitchen
- Three Bedrooms & Bathroom
- Garage & Gardens
- Parking for Three Vehicles
- No Onward Chain complications

A SEMI DETACHED BUNGALOW located in a QUIET NO THROUGH LANE in the sought after village of Draycott, offering GARAGE, PARKING FOR THREE CARS, SITTING/DINING ROOM, KITCHEN, FRONT AND REAR GARDENS. The property BOASTS an ENVIABLE POSITION WITH VIEWS OF OPEN COUNTRYSIDE and THE MENDIP HILLS.

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**Freehold**







Situated in a superb, edge of village location, this lovely three bedroom semi-detached bungalow is approached via wrought iron double gates onto a driveway which will accommodate several vehicles. To the front of the property there is a small, level garden and there is a further garden area to the side of the plot with post and rail fencing to the boundary. The internal accommodation is of a good size with a popular layout of bedrooms to the front and reception rooms to the rear, taking full advantage of the outlook over the garden. Easy to maintain and fairly secluded, in conclusion this is a wonderful spot from which to enjoy the peace and quiet of village life.

## PORCH

Accessed via the side of the property through wooden stable door. Windows to side and rear aspect. Wall light. Part glazed door with side window panel giving access to

## ENTRANCE HALL

Giving access to all principle rooms. Smoke detector, hatch giving access to loft. Cupboard housing electricity meter. Two further cupboards; one housing hot water tank with slatted shelving and the second storage cupboard with two slatted shelves. Control panel for hot water and heating. Smooth ceiling with central ceiling light. Radiator.

## BEDROOM THREE 7'7" x 7'11" (2.3m x 2.41m)

A side aspect room with UPVC double glazed window. Radiator. Smooth ceiling with central ceiling light.

## BEDROOM TWO 11'10" x 8'6" min (3.6m x 2.6m min)

A front aspect room with UPVC double glazed window with views across open fields and The Mendip Hills in the distance. Smooth ceiling with central ceiling light. Radiator.

## BEDROOM ONE 9'9" x 14'6" (2.97m x 4.42m)

A front aspect room with UPVC double glazed window with views as above. Two built in wardrobes. Smooth ceiling with central ceiling light. Radiator.

## SITTING/DINING ROOM 10'11" x 19'2" (3.33m x 5.84m)

A rear aspect room with large UPVC double glazed window

overlooking the rear garden. Feature open fireplace with stone surround. Coved, smooth ceiling with feature beams. Television aerial point. Three wall lights.

## KITCHEN 10'9" x 10'4" (3.28m x 3.15m)

A rear aspect room with UPVC double glazed window with views across open fields and countryside. UPVC double glazed door giving access to the rear southerly aspect garden. The kitchen comprises wooden base and eye level units and a glass fronted display cabinet, with concealed down lighting and work surface over. Floor mounted "Worcester" oil fuelled boiler. Space for under counter fridge, space and plumbing for washing machine. Stainless steel sink with single drainer and mixer tap. "Hotpoint" electric oven, "belling" four ring electric hob with extractor above. Coved, smooth ceiling with strip light.

## BATHROOM

A side aspect room with UPVC, obscured double glazed glass window. The bathroom comprises low level WC, pedestal wash hand basin and bath with shower attachment and "Mira" electric shower. Part tiled walls to splash sensitive areas. Ladder style radiator.

## TO THE FRONT OF THE PROPERTY

The front of the property is retained by a low level wall with wrought iron double gates which give access to the tarmac driveway which provides parking for three cars and leads to the detached garage. Directly to the front of the property is an area of lawn, with a small paved patio.

## TO THE REAR OF THE PROPERTY

Directly to the rear of the property is a paved patio area, perfect for enjoying the sunny aspect garden and lovely rural views. The remainder of the garden is mainly laid to lawn with mature shrubs and borders. There is a hardstanding area at the bottom of the garden with a greenhouse. A side gate gives access to the driveway which runs alongside the property.

## GARAGE

Up and over door. Rear window. Side door giving access to the rear garden. Light and power.

