

# Cheddar Road

Axbridge, BS26 2DL

COOPER  
AND  
TANNER



## £650,000 Freehold

Tucked away in a private lane this individual spacious modern detached bungalow is set on a large plot with stunning rear views to the Cheddar Reservoir! The bungalow offers four double bedrooms, spacious entrance hall, large sitting/dining room, kitchen/breakfast room, south facing rear garden, double garage and ample driveway parking. Offered with vacant possession and scope to improve.

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## Axbridge

### BS26 2DL

 4  1  1 EPC TBC

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### DESCRIPTION

Entering the property you are welcomed into a large spacious reception hall with doors leading to all principle rooms and a useful double cloaks cupboard. To the left is the kitchen/breakfast room fitted with base and wall units, working surfaces and breakfast bar. Fitted double oven and electric hob. There is a double glazed window to the side aspect and internal door leading into the double garage. The garage houses the gas boiler and there is plenty of space for a freezer. From the reception hall a door leads into the light and airy spacious sitting/dining room with patio sliding doors to the rear garden with impressive views over the garden and the reservoir. In the dining area there is ample space for a table and chairs with double glazed window to the side. Two steps lead down to the sitting room with feature stone fireplace and natural stone plinth to the side. There is a cloakroom off the hallway with low level w.c and wash hand basin. The bathroom has been refitted with a suite of panelled bath, shower over and shower screen, low level wc, vanity unit with inset wash hand basin, attractive ceramic tiling and chrome heated towel radiator. There is a double glazed window to the front. There are three double bedrooms with a rear aspect and fitted double wardrobes. The fourth double bedroom has a front and side aspect with double glazed windows. The bungalow is warmed by gas central heating. A rare opportunity to purchase this delightful bungalow with so much scope to extend (subject to PP) and improve with outstanding views to the reservoir to the rear.

### OUTSIDE

Accessed from the private lane there is ample parking on the tarmac driveway and gravelled areas to the front. There is a double garage with up/over door and internal door to the kitchen as well as a service door to the outside. At the front are flower beds and a pathway that leads to the side and rear gardens of the bungalow. The rear garden is a delight and has a large paved area to sit and enjoy the open views to the reservoir. Laid to a large area of lawns and comprising various flower beds and low retaining stone walling. There is post and rail fencing and a five bar gate giving access to the rest of the garden. The rear boundary is in line with the end of the fence of the neighbours garden. Also included in the sale is the large timber shed.

### AGENTS NOTE

EXTRA LAND IS AVAILABLE AT REAR OF THE PROPERTY SUBJECT TO SEPARATE NEGOTIATION

### LOCATION

Axbridge is a small medieval town in Somerset, situated in the Sedgemoor district at the foot of the Mendips Hills. It's an historic town dating back to King Alfred. Half-timbered buildings lean towards each other across a narrow street leading to the medieval square and King John's Hunting Lodge. Its prosperous past is reflected in the quality of the buildings in Axbridge, particularly the fine 13th century St John's Church which is the oldest to survive, dating back to 1245. Axbridge has its own local facilities including a co-op food store, post office, hairdressers, doctors surgery and The Lamb Inn. There are excellent state and independent schools in the area. These include Axbridge First School, Fairlands and Hugh Sexey's middle schools and Kings of Wessex secondary, as well as other private schools in Sidcot and Bristol. Axbridge is well located for commuting to local business centres of Wells, Cheddar, Weston-super-Mare and Bristol via the nearby M5 and A38. Bristol Airport is approximately 20 minutes drive away.

### TENURE

Freehold

### SERVICES

Mains gas, mains electricity, mains water, private drainage

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX

Band E

### EPC

C

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

### DIRECTIONS

Proceed into Axbridge from the Cheddar direction into Cheddar Road immediately taking the sharp left where the bungalow can be found on your right hand side.

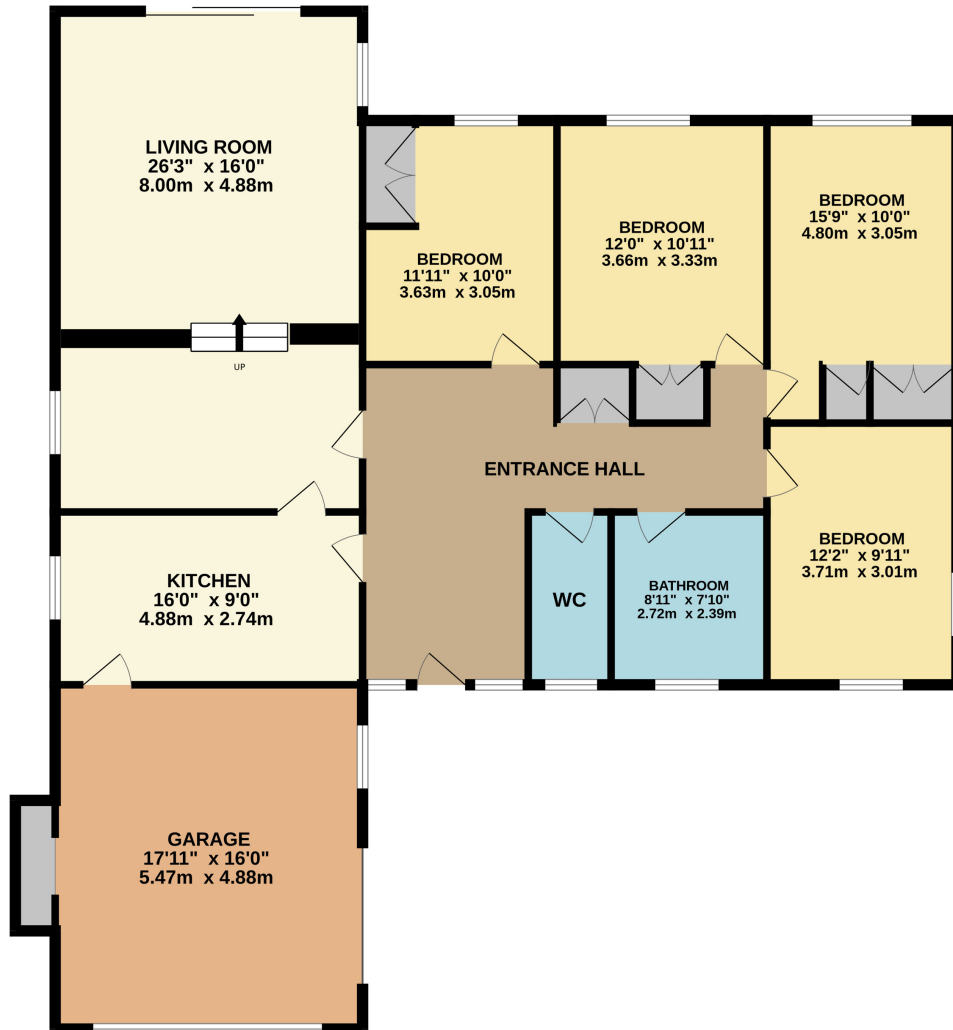








GROUND FLOOR  
1761 sq.ft. (163.6 sq.m.) approx.



TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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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