

# Notting Hill Way

Axbridge, BS26 2JN

COOPER  
AND  
TANNER



## £480,000 Freehold

Sitting on a desirable plot is this well proportioned and well presented three bedroom bungalow. Benefiting from ample living space a large rear garden, swimming pool, garage and scope to attend this property is perfect for a magnitude of buyers.

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## Axbridge

### BS26 2JN

 3  2  1 EPC E

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### DESCRIPTION

Sitting on a desirable plot is this well proportioned and well presented three bedroom bungalow. Benefiting from ample living space a large rear garden, swimming pool, garage and scope to attend this property is perfect for a magnitude of buyers.

Entering the property from the front you are welcomed into a hallway that provides access into all the rooms. The lounge is a large front aspect room which leads straight into the dining area and enjoys front garden views. The dining area currently houses a dining room table and leads directly into a garden room that opens to the rear garden. The kitchen, which has been extended over time is a good space with a selection of wall and base units and has space for white appliances. There is a handy hallway cupboard and a family bathroom which is fitted with a shower cubicle, panelled bath, WC and a pedestal sink. There are three double bedrooms. A large front aspect bedroom which is fitted with a wardrobe and enjoys views of the garden. There is a side aspect bedroom and a rear bedroom overlooking the rear garden. The property is completed with a large, double garage which has an electric up and over door at the front and a rear door. The garage is fitted with power and lighting.

### OUTSIDE

Entering from the road you are welcomed onto a large driveway that provides off street parking for multiple vehicles. The front garden is fully enclosed and is mostly laid to lawn and is filled with an array of colour from a selection of mature flowers and plants. The rear garden is a beautifully space which overlooks fields to the rear. The garden is filled with colour from a selection of flowers and mature planting. The garden is mostly laid to lawn and currently houses a large swimming pool. There is a further outside space which has currently matured and runs behind the neighbouring properties which currently houses a greenhouse and a selection of mature trees



and plants.

### LOCATION

Lower Weare is a hamlet within easy reach of the A38 and lies on the south side of the Mendip Hills on the ancient moorland beyond. Local facilities include a highly regarded first school, plus church and pubs in the vicinity. The ancient medieval town of Axbridge and Cheddar, are a short drive away where there is more comprehensive shopping, social and recreational facilities which include shops, banks, doctors, schools and churches. The beauty spot of Cheddar Gorge, a well-known landmark, is a short drive away. Country activities in the area include riding, walking, caving, sailing and fishing. Bristol, Weston-super-Mare, Bath and Wells are within easy reach and there is access to the national motorway network at junctions 21 and 22. To the north is Bristol International Airport with National rail links also readily available. Schooling in the area both private and state including Kings of Wessex Academy at Cheddar and the Blue School at Wells which are both highly regarded, whilst Sidcot School, Wells Cathedral School and Millfield School in Street are excellent private schools.

### TENURE

Freehold

### SERVICES

Mains Electricity, Mains Water, Septic Tank

### COUNCIL TAX BAND

Band E

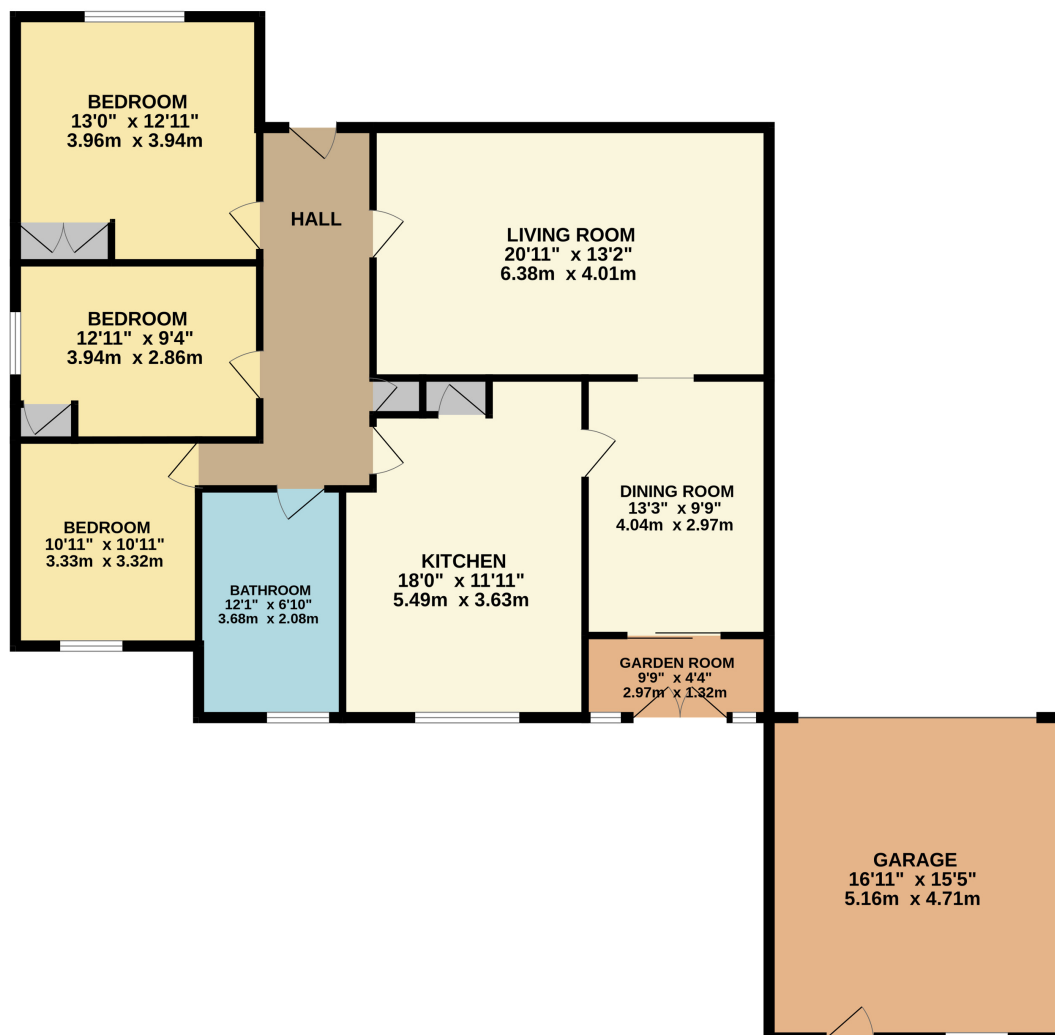
### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner





GROUND FLOOR  
1544 sq.ft. (143.4 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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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## CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

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AND  
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