

Axbridge, BS26 2JN

COOPER
AND
TANNER



£340,000 Freehold

Set in a desirable hamlet and offered to the market with no onward chain complications is this well proportioned four bedroom detached bungalow. Benefiting from ample living space, front and rear gardens, garage and two bathrooms.

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 4  2  2 EPC D

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DESCRIPTION

Set in a desirable hamlet and offered to the market with no onward chain complications is this well proportioned four bedroom detached bungalow. Entering the property from the front you are welcomed into a spacious hallway which provides access into most of the rooms. The living room is a front facing room with a large window which overlooks the front lawn and it leads into the dining area where there is a currently a table and a window which enjoys garden views. The kitchen is fitted with an array of wall and base units and provides space for white appliances with access back into the hallway and into the conservatory which boasts panoramic views of the garden with patio doors opening out and with access back into an inner hallway. The entrance hall benefits from two storage cupboards and provides access into the bathroom at the rear and three bedrooms with two side aspect bedrooms and a front aspect double bedroom with built in storage. There is a rear hallway with access into a shower room which is fitted with WC, shower cubicle and pedestal sink. There is a further double bedroom which is a dual aspect room with front and back windows with fitted wardrobe

OUTSIDE

Entering from the road you are welcomed onto a spacious driveway which provides parking for multiple vehicles. There is a handy garage at the end of the driveway which is accessed

through an up and over door. The front garden is enclosed with a selection of mature flowers and plants. The rear garden is fully enclosed and backs onto fields at the rear. There are a couple of patio areas which are perfect for enjoying the sun at different parts of the day and there is a handy potting shed.

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.





GROUND FLOOR
1513 sq.ft. (140.5 sq.m.) approx.



TOTAL FLOOR AREA: 1513 sq.ft. (140.5 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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