

Chestnut Avenue

Axbridge, BS26 2BT

COOPER
AND
TANNER



£345,000 Freehold

Conveniently positioned and sitting on a generous plot is this well presented three bedroom semi detached home. Offered with no onward chain, potential to extend STPP and with ample living space this is a great family home.

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 3  2  2 EPC C

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OUTSIDE

Accessing the property from the road there is a pathway leading to the front of the property enclosed with mature borders, trees, pretty borders and hedges with access into the rear garden. The rear and side gardens are enclosed with fencing and hedges. There are mature borders, patio area, water supply, outside lighting, a wooden shed and greenhouse. The gardens are well presented and offer the ability for further parking to be made. The property also offers the ability to be extended subject to planning permission.

LOCATION

An important wool-producer in the Middle Ages, Axbridge has always been at the centre of things. Indeed, in earlier times, it was a river port. This was reflected in its early charters allowing it to hold markets, fairs and become a royal borough. It even had its own mint, with coins showing the town's symbol - the Lamb and Flag. The layout of the town has changed little over the centuries, a medieval town expanding on a fortified Saxon burgh and even today visitors can wander the winding streets that remain at the heart of this charming place and soak up hundreds of years of the histories of ordinary lives. 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 international Airport is 15 minutes drive away.

TENURE

Freehold

SERVICES

All mains services

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

Band B

VIEWINGS

Strictly by appointment only - Call Cooper and Tanner

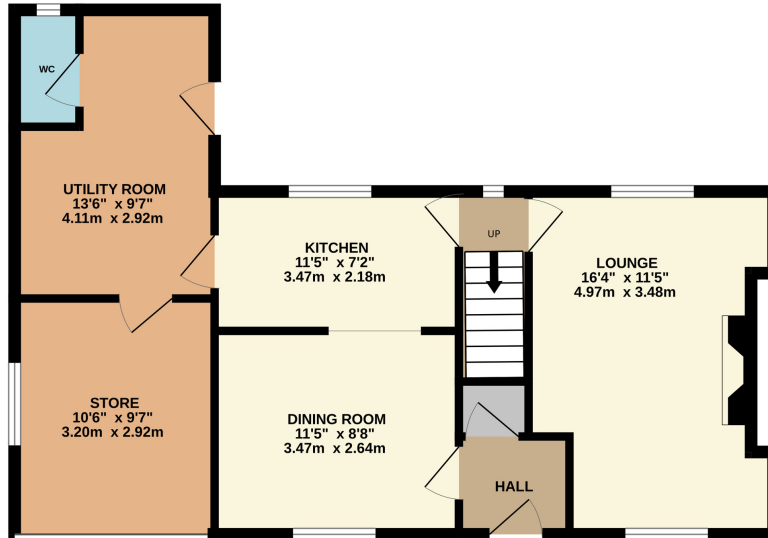
DIRECTIONS

From The Square in the heart of the medieval town of Axbridge, proceed in a westerly direction towards Cheddar. Take the first turning on the left after approximately 100 yards into Chestnut Avenue, continue up the hill and branch off to the left hand side and the property is found on your left on the corner with a Cooper and Tanner board outside.

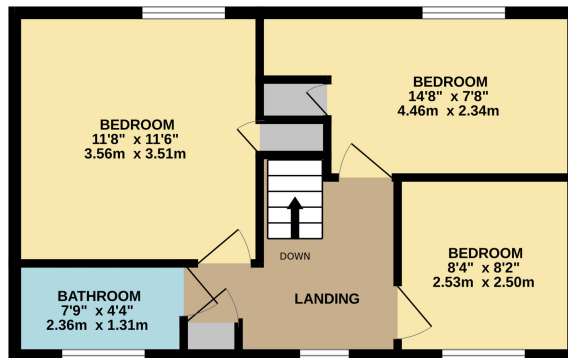




GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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