

Marron Close

Axbridge, BS26 2PE

COOPER
AND
TANNER



£285,000 Freehold

Requiring a degree of cosmetic updating, this three bedrooms, semi-detached parking it situated in the charming town of Axbridge. It has parking for a variety of vehicles and a mature, private rear garden.

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DESCRIPTION

Set in a quiet cul de sac in the heart of Axbridge is this three-bedroom property. Stepping through the front door you are immediately welcomed into a spacious, front aspect living room. Through an archway is the kitchen. It is fitted with a range of wall and base units, steel sink with drainer, single oven with four ring gas hob, space for white appliances and is where the wall mounted boiler is housed. A door leads out to the rear garden. Also on the ground floor is a cloakroom fitted with a low-level WC and vanity basin. Stairs for the first floor leads from the living room. There are two front aspect rooms, one double and one single, and a further double rear aspect room. The rear aspect room benefits from a built-in storage room. All bedrooms share the family bathroom which is fitted with a panelled bath with overhead shower, pedestal basin and low-level WC. The first floor also benefits from useful, large storage cupboards. The semi-detached property requires cosmetic modernisation throughout and is warmed with gas central heating.

OUTSIDE

Parking is provided on a large tandem driveway. There is a small area at the front laid with gravel and planted with a few bushes. A side gates leads to the rear garden. The rear garden is planted with a variety of shrubs, flowers and plants; perfect for green fingered enthusiasts. There is an area laid with decking and a



pathway that leads to the end of the garden where there is a garden shed. Useful for storage. The rest of the garden is laid to gravel. The garden is fully enclosed with fencing and is a private space to enjoy the sunshine.

LOCATION

Axbridge is a town of great medieval charm, its rich history is apparent the moment you arrive and look at its streets and buildings. Many date partly from medieval times and were previously the homes of prosperous merchants, built in close proximity to each other in a long narrow profile and many have been much modified since. Later centuries have added their own houses and style variations to create the very intriguing mixture seen today. 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. Local facilities include co-op store, chemist, post office and doctors' surgery and Axbridge First School.

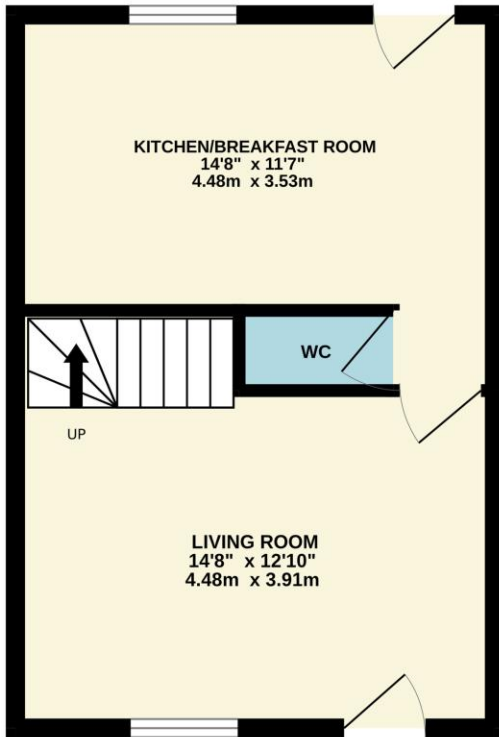
DIRECTIONS

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 right after approximately 100 yards into Marron Close, where the property can then be found towards the end of the cul de sac.

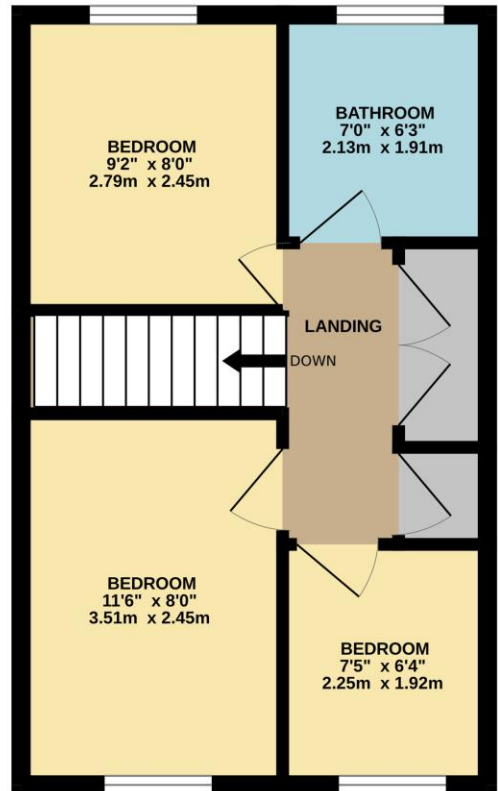




GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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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