

Hippisley Drive

Axbridge, BS26 2DE

COOPER
AND
TANNER



£495,000 Freehold

Set in the heart of Axbridge is this beautifully presented modern four bedroom detached family home which is offered to the market with no onward chain complications.

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 4  3  2 EPC TBC

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DESCRIPTION

Set in the heart of Axbridge is this beautifully presented four bedroom home which is offered to the market with no onward chain complications.

Entering the property from the driveway you are welcomed into a large hallway that provides access into all the ground floor, to the first floor and into the under stair cupboard and to the first floor. The kitchen is the hub of the house and is a perfect entertaining space. The kitchen is fitted to an exceptional standard and has space for white appliances with an electric oven and hob. There is also a utility area and space for a sofa and table. The kitchen enjoys panoramic views of the garden with patio doors at the rear and a side door. There is also access into the cloakroom where there is a basin and WC. The living room is a large front aspect room and benefits from a wood burner helping to warm the home. The ground floor is completed with a further reception room, which is currently used as a study but could potentially be used as a bedroom or further reception space. The study benefits from built in cupboards.

The first floor houses the four double bedrooms and the bathroom facilities. The master bedroom is a large front aspect room and benefits from a large wardrobe and its own en suite shower room. There is a further front aspect double with a built in wardrobe and two further doubles which both enjoy views of the garden and towards the Mendip Hills. The first floor is completed with a handy, landing cupboard and a family bathroom which is fitted with a panelled bath with overhead shower, WC and basin.

OUTSIDE

The front of the property provides off street parking for multiple vehicles, a turfed front lawn, various plants and shrubs, access into the rear garden and the garage. The garage is accessed from an up and over door and has lighting and power and a door at the rear opening to the garden. The garden is well presented and is a lovely entertaining space. The garden is fully enclosed and is mostly laid to lawn with a large patio area which his perfect for enjoying the sun and entertaining. The garden is filled with an array of colour from a selection of flowers and mature plants. The garden also benefits from a timber shed and timber greenhouse.

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

COUNCIL TAX

Band E

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

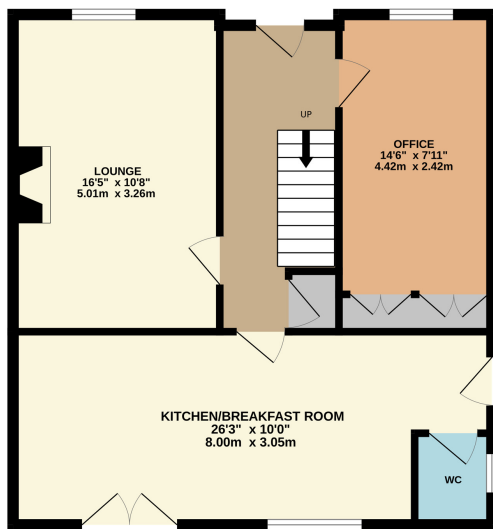
DIRECTIONS

From The Square in Axbridge proceed out of the town towards Cheddar along St Mary's Street into Jubilee Road, turning left into Hippisley Drive just before the start of Cheddar Road. Towards the end of the cul-de-sac, at the T-junction turn right and park in the road. Walk up and the property is found on the left hand side.

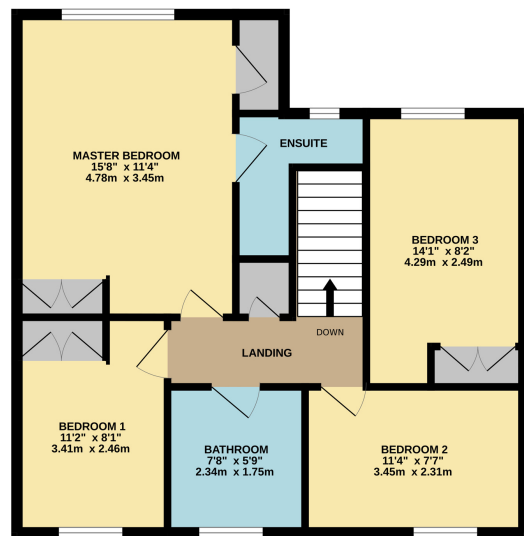




GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.0 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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