

# Mendip Close

Axbridge, BS26 2DG

COOPER  
AND  
TANNER



**£340,000 Freehold**

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## Axbridge

### BS26 2DG

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### DESCRIPTION

Conveniently located in the heart of Axbridge is this well proportioned two bedroom bungalow. Offered to the market with no onward chain the property benefits from ample living space, a garage, driveway parking and an enclosed rear garden.

Entering the property from the front you are welcomed into a large hallway that provides access into the kitchen, living room and into a large hall cupboard. The kitchen is a side aspect room with a side door opening onto the driveway with a window. The kitchen is fitted with a selection of wall and base units and has space for appliances. There is a handy larder cupboard which is perfect for storing food items or for general storage. There is also a hatch opening to the living room. The living room is newly decorated and is light and airy with a large floor to ceiling window at the front and a further, high side window. There are two rear aspect bedrooms which have both been newly decorated with one benefiting from a built in wardrobe and both have panoramic views of the garden. The family bathroom has been newly fitted with a panelled bath with overhead shower, vanity sink and WC. There is also a handy hallway cupboard.

### OUTSIDE

Accessing from the road you are welcomed onto a long, tandem driveway that provides off street parking for multiple vehicles. There is a front gravel area where there is currently a small tree and a selection of mature plants. There is access from the driveway into the garden through a wooden gate and into the garage through an up and over door. The garden is fully enclosed and is mostly laid to patio slabs and grass and is filled with colour from a selection of mature flowers and plants.

### 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

Mains electricity, mains water, mains drainage, oil tank

### COUNCIL TAX

Band C

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by Appointment Only - Please Call Cooper and Tanner

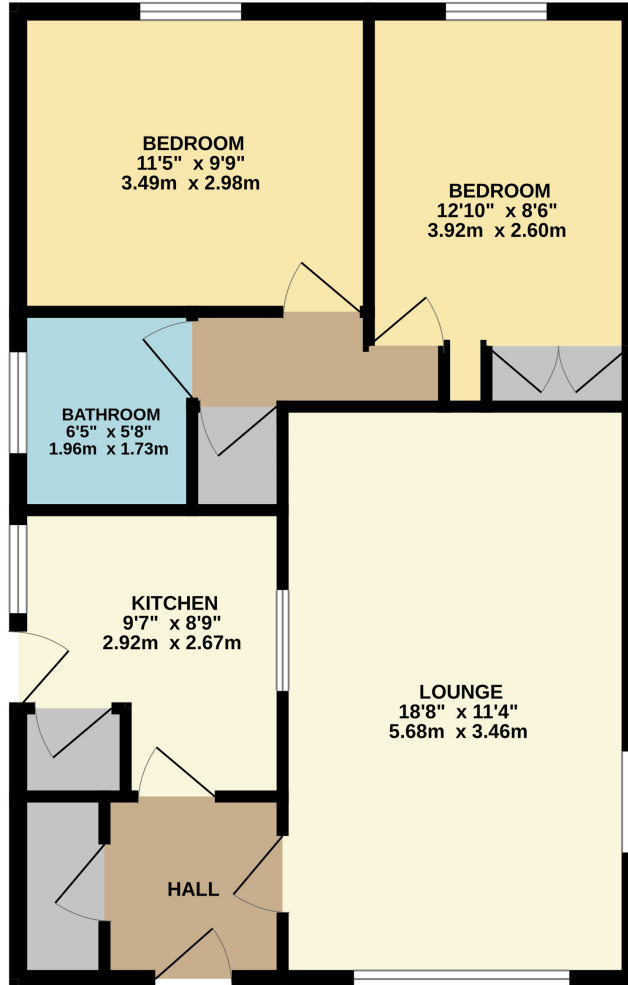
### DIRECTIONS

Travelling through Axbridge Square from the west side of the town, proceed along St Mary's street and take the 2nd turning on the left into Hippisley Drive. Take left turn into Mendip Close and the property can be found on the right hand side.





GROUND FLOOR



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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