

# Moorland Street

Axbridge, BS26 2FH

COOPER  
AND  
TANNER



## £194,950 Leasehold

Immaculately presented throughout, this two bedroom apartment is located on the first floor and offers spacious accommodation throughout. It has two double bedroom, kitchen, living/dining room and two allocated parking bays.

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## Axbridge

### BS26 2FH

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### DESCRIPTION

The property is accessed from the front door, which faces onto Moorland Street, up a flight of communal stairs to a small landing. The apartment is bright and welcoming and ready to move into or to rent out. The living space offers plenty of room for sitting and dining and two front aspect windows, with a smart fitted kitchen adjacent with integrated electric oven, four-ring hob with extractor, stainless steel sink and space for appliances. The beautiful tiled floor adds to the contemporary finish. The master bedroom is a good sized double bedroom with rear aspect views and access into the en-suite bathroom which is fitted with a shower cubicle, WC and pedestal sink. There is also a good sized second bedroom which is also a double and a well equipped bathroom which is fitted with a panelled bath with shower overhead, WC and pedestal sink.

### OUTSIDE

There are two allocated parking spaces within the secure gated car park which is accessed via electric gates from Moorland Street. This communal space has landscaped borders, a shared bicycle shed and a bin store.

### 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

Leasehold- 999 years from 2007

### HEATING

Gas Central Heating

### SERVICES

Mains gas, mains electric, mains water, mains drainage and water meter

### LOCAL AUTHORITY

Somerset county council

### COUNCIL TAX BAND

Band A

### EPC RATING

C

### VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

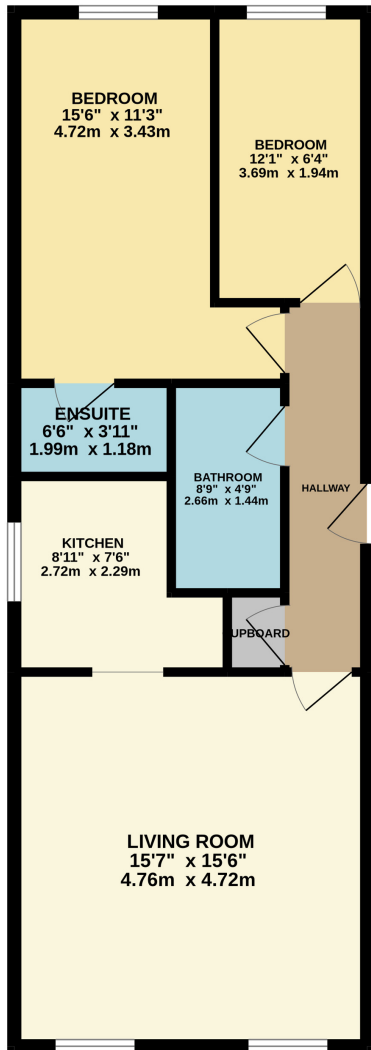
### DIRECTIONS

From The Square in the centre of Axbridge proceed into Moorland Street which is adjacent to The Chemist Shop. Continue you down and just before Baliffs Close on the right hand side the property can be found on the left.





GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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## CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

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