

Moorland Street

Axbridge, BS26 2BA

COOPER
AND
TANNER



£355,000 Freehold

Set in the heart of Axbridge and only a stones throw from the square is this well proportioned and characterful three bedroom property. The property benefits from three bedrooms, ample living space and a rear garden.

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 3  1  1 EPC TBC

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DESCRIPTION

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Entering from the road at the front you are immediately welcomed in a large hallway which provides ample space for coat and shoe storage and access into the living room. The living is a bright and airy room which is currently split into two parts with a seating area at the front with a front aspect window. The wider part of the living room currently houses a dining room table and there is access into the inner hallway. The hallway provides access into the kitchen and has stairs leading to the first floor. There is a skylight bringing in additional light and there is space for a table allowing the room to become a study. The kitchen is a rear aspect room with patio doors opening at the rear into the garden. The kitchen is fitted with a selection of wall and base units and provides space for white appliances and a breakfast table.

The first floor houses two double bedrooms with a light front aspect bedroom with a wardrobe and access into the under stair storage cupboard. The bathroom is in the middle of the property with a skylight over head bringing in natural light. The bathroom is fitted with a bathtub with overhead shower, pedestal sink and low level WC. The principle bedroom is at the rear of the property and previously used to be used as a living room. The bedroom is filled with fitted wardrobes, space for a dressing table, a stone built fireplace and access through sliding doors onto the balcony which is a perfect sitting area with garden views. There are stairs from the galleried landing that lead to a third front aspect bedroom.

OUTSIDE

The rear garden is a beautiful, tranquil space and is perfect for entertaining or al fresco dining. The garden is mostly laid to lawn with a selection of trees, bushes and shrubs., There is also a patio space accessed directly from the kitchen. There is a large walnut tree at the end of the garden alongside a wooden shed and a summerhouse.

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.

TENURE

Freehold

SERVICES

All mains services

EPC RATING

D

COUNCIL TAX

C

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

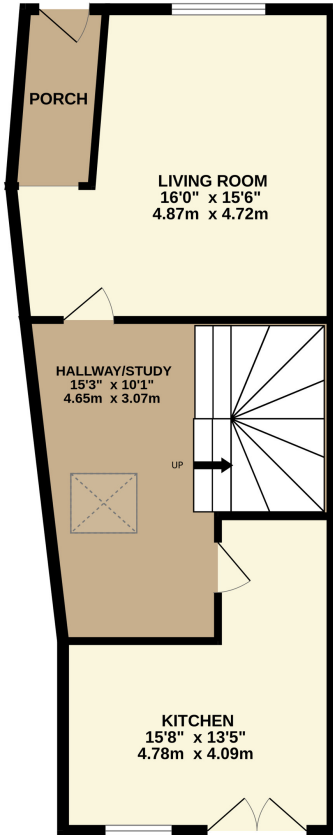
DIRECTIONS

From The Square in the centre of Axbridge proceed into Moorland Street which is adjacent to The Chemist Shop. Continue down and the property is found just before the entrance to Moor Green and opposite the first school.

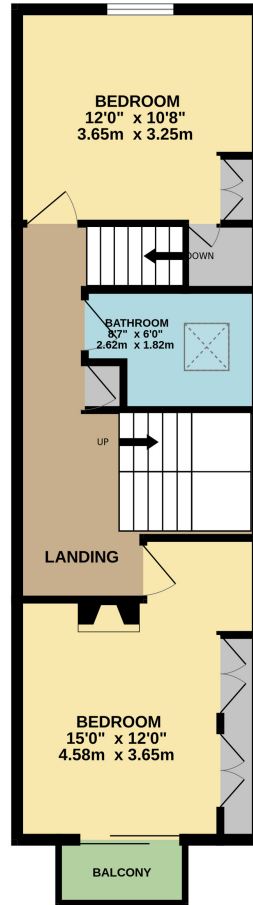




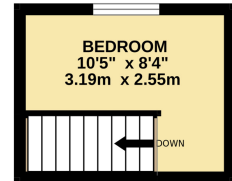
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



2ND FLOOR
87 sq.ft. (8.1 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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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