

# Parkfield

Axbridge, BS26 2DD

COOPER  
AND  
TANNER



**£320,000 Freehold**

Set in the heart of Axbridge and boasting ample living space is this well presented three bedroom family home. The property benefits from a large garden which includes a large driveway, and is close to Town amenities.

Parkfield  
Axbridge  
BS26 2DD

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### OUTSIDE

Accessing from the road you are welcomed onto a driveway that provides of street parking. There is also access to the front door and to the rear garden through a wooden gate. There is a front lawn which is laid to grass and a selection of mature plants and flowers. The rear garden is full enclosed and a good sized entertaining space. Benefitting from a selection of wooden outbuildings and mostly laid to decking and woodchip and some mature shrubbery, a large summerhouse which lends itself to become a workshop or home office.

### 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 B

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by Appointment Only - Please Call Cooper and Tanner

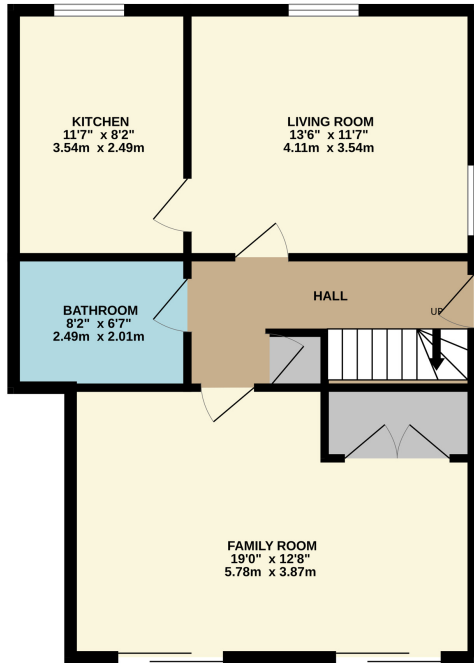
### DIRECTIONS

From The Square in Axbridge, turn right in an easterly direction towards Cheddar, passing the Town Hall and Post Office. Continue for approximately a quarter of a mile and take the second turning right into Parkfield Road. The property will be found approximately a third of the way along on the left hand side.

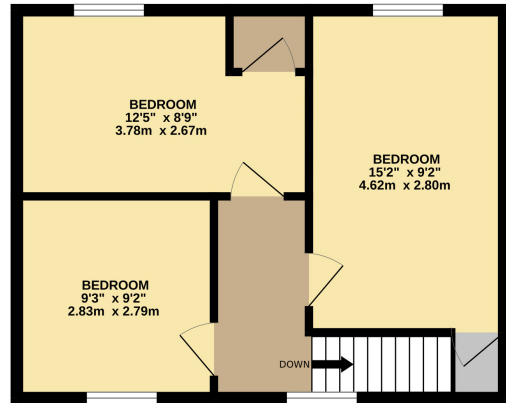




GROUND FLOOR



1ST 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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