

# Mendip Close

Axbridge, BS26 2DG

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**£475,000 Freehold**

Set in the heart of Axbridge and offered to the market with no onward chain, is this good sized four bedroom detached family home. Boasting ample living space, including sitting room with wood-burner, an enclosed south west facing garden, driveway, double garage and set on a larger than average plot.

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## Axbridge

### BS26 2DG

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## £475,000 Freehold

#### DESCRIPTION

Set in the heart of Axbridge and offered to the market with no onward chain, is this good sized four bedroom detached family home. Boasting ample living space, including sitting room with an feature wood-burner giving the room plenty of character. There is an enclosed south west facing garden, driveway, double garage and set on a larger than average plot.

Entering through the front door you are welcomed into a spacious hallway that provides access into the utility, cloakroom and sitting room. The living room is a large dual aspect room which links into the dining room. The living room is light and airy with a front and side aspect windows and a feature wood burner giving the room plenty of character. The dining room links back into the kitchen and benefits from a sliding door which opens out to the garden, seamlessly linking inside and out. The kitchen benefits from panoramic views of the garden and is fitted with a selection of wall and base units and is fitted with an integral dishwasher, gas hob, electric oven and sink. The ground floor is completed with a handy snug which opens out to the garden. A utility room provides space for a washing machine and tumble dryer and links the hallway and kitchen, where there is more unit space with a sink. The conveniently positioned cloakroom is fitted with a basin and WC and is located next to the front door.

The first floor houses four bedrooms and the bathroom facilities. The principle bedroom is a large front aspect, double bedroom and benefits from built in wardrobes and its own en-suite bathroom which is fitted with a basin, WC and a shower cubicle. Also there are three further bedrooms which all enjoy garden views with the larger benefitting from a skylight. There is also a handy landing cupboard and a side aspect family bathroom which is fitted with a panelled bath, an overhead shower, basin and WC. The house is warmed by gas central heating.

#### OUTSIDE

Entering from the road you are welcomed onto a driveway that provides ample off street parking for multiple vehicles. The front garden is mostly laid to lawn and is decorated with a selection of mature flowers and plants which help to colour the garden through the seasons. There is access into the rear garden through a wooden gate and into the double garage through two, up and over doors. The garages benefit from lighting and power. The rear garden is a fantastic space for children to play or to entertain from. The garden is fully enclosed, mostly laid to lawn and decorated with a selection of mature flowers, shrubs and trees. There is convenient patio area in the corner which is perfect for enjoying the sun with further patio around the rear doors of the property.

#### 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. The town benefits from a co-op store, pharmacy, doctors surgery, post office and hair salons. It also has its own first school. There is a Middle School and Kings of Wessex Academy in nearby Cheddar.

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

#### LOCAL AUTHORITY

Somerset County Council

#### SERVICES

All mains services

#### COUNCIL TAX BAND

E

#### 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 the left turn into Mendip Close and the property can be found at the end of the cul de sac.





## Mendip Close, Axbridge, BS26

Approximate Area = 1261 sq ft / 117.1 sq

Garage = 284 sq ft / 26.3 sq m

Total = 1545 sq ft / 143.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1421242

### CHEDDAR OFFICE

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