

# Old Coach Road

Axbridge, BS26 2EF

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AND  
TANNER



## £568,000 Freehold

Beautifully presented and offering ample living space is this well proportioned four bedroom bungalow. Sitting on a generous plot the property is a lovely family home.



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### DESCRIPTION

Beautifully presented and offering ample living space is this well proportioned four bedroom bungalow. Sitting on a generous plot the property is a lovely family home.

Entering the property from you are welcomed through a porch and into a large entrance hall that provides access into most of the rooms. The living room is a large dual aspect room and is a pleasure to live in throughout the seasons. There is a wood burner helping to warm the property with access into the kitchen and through bi fold doors onto a large balcony. The kitchen is a lovely, bright and airy space with a selection of wall and base units, centre island, integral units, a rear window and side patio doors opening onto the balcony. There is plenty of space in the kitchen for a dining room table and there is access back into the hall and into the utility where further wall and base units can be found with a stable door opening to the rear. There are two double bedrooms at the front of the property with the larger benefiting from built in fitted wardrobes. There is a further side aspect bedroom and a fourth found the other side of the lounge which is located next to a convenient shower room with cubicle, basin and WC. The hallway also provides storage facilities and has access into the family bathroom which is a side facing room and is fitted with a roller bath, shower cubicle, vanity basin and WC.

### OUTSIDE

Entering through the wooden gates at the front you are welcomed onto an enclosed driveway which provides ample off street parking for multiple vehicles. There is currently a wooden shed positioned at the side and there is access at the side into the rear garden. The rear garden is extremely good sized and is split into two sections with a picket fence separating. The garden is mostly laid to lawn and is decorated with a selection of mature flowers and plants filling the garden with colour throughout the seasons with the added benefit of a pond. There is a large terraced area directly outside the doors from the lounge and dining area and is a perfect space to take in the garden views. There are steps leading down to a further terrace where there is currently a hot tub. There is currently a stone outbuilding, a wooden shed and the garden benefits from lighting.

### LOCATION

The village of Cross is a popular hamlet just a short distance away from Axbridge. There are lots of different sorts of property in the village ranging from huge country houses, through to cottages and bungalows to more modern properties, making the atmosphere individual with a great established feel. Country lovers will be attracted to the glorious Mendip countryside and walks almost on the doorstep. The nearby market town of Axbridge offers more comprehensive shopping and village facilities. Schooling in the area is excellent, with the 'three school' system being a tremendous attraction! Weare Church of England First School, Hugh Sexseys and Kings of Wessex at Cheddar are well sought after by families. There is access to private schooling at Wells, Bristol, Sidcot and Millfield School at Street If you commute, the A38 gives you access to Bristol and Bristol Airport, with Bath, Wells and Weston-super-Mare also being within easy reach. Motorway commuters use the Edithmead junction for the M5 which is also easily accessible.

### TENURE

Freehold

### SERVICES

All mains services

### COUNCIL TAX

Band D

### LOCAL AUTHORITY

Somerset County Council

### DIRECTIONS

Approaching from the direction of Winscombe/Churchill on Bridgwater Road, turn right into Old Coach Road. Continue in the direction of Compton Bishop where the property can be found on the left hand side.

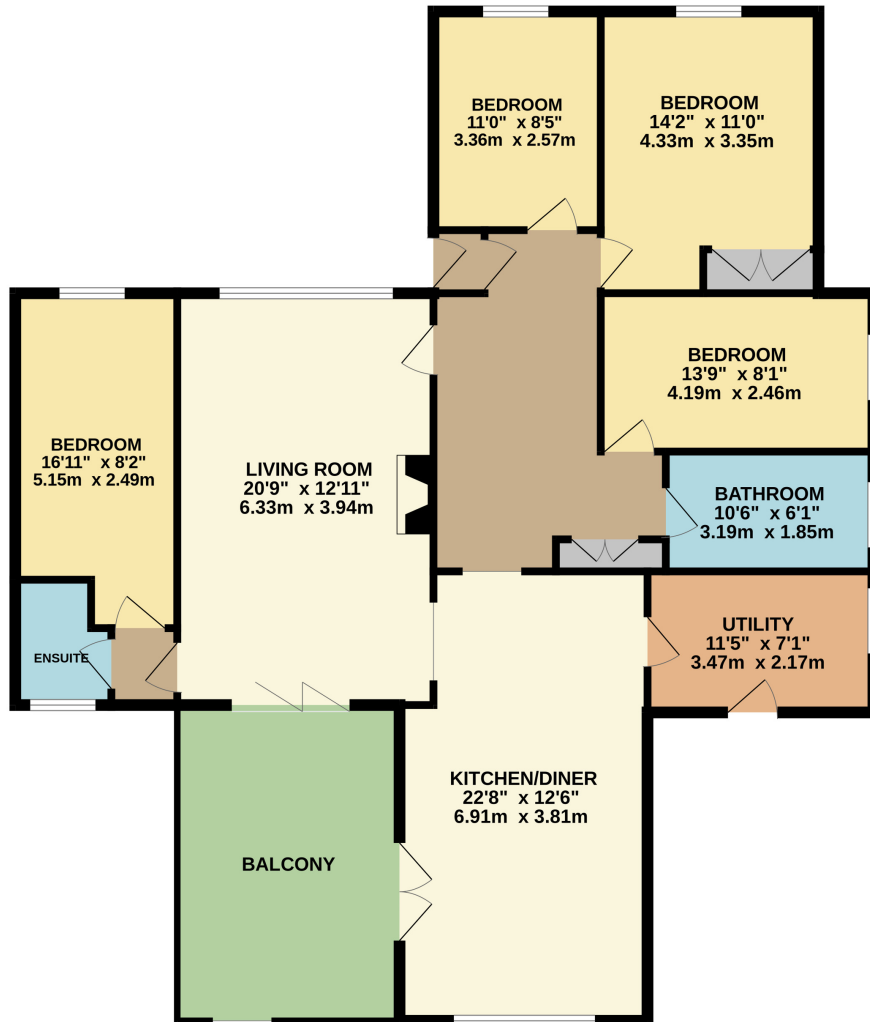








GROUND FLOOR  
1371 sq.ft. (127.4 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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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