

# The Square

Axbridge, BS26 2AP

COOPER  
AND  
TANNER



## £370,000 Freehold

Deceptively spacious charming 4 bedroom grade II listed period townhouse set in the heart of Axbridge medieval square. Character accommodation throughout with a sitting room, contemporary kitchen/dining room, downstairs cloakroom and rear courtyard garden and shed. Offered for sale with no onward chain.

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#### DESCRIPTION

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Upon entering the property via the entrance door this leads into the entrance hall with tiled flooring and original beam to one wall. There is a door which leads into the sitting room at the front with sash window, tiled floor, ceiling beams, built in cupboards and shelving, feature stone fireplace with electric fan fire. Leading on down the hallway there is a rear door to the outside courtyard, stairs to the first floor landing and door to the dining room and kitchen. The dining room has tiled flooring, sash window, two built in cupboards and larder/wine store. The kitchen area is fitted with modern base units and work surface over, one and a half bowl sink, integrated slimline dishwasher, built-in microwave, oven and four ring induction hob over with extractor fan. Further high level storage units and a stable door to the rear garden. A door leads to the downstairs cloakroom with sash window, tiled flooring, low level WC, corner wash hand basin and wall mounted Worcester combi boiler.

On the first floor there are original beams, loft hatch giving access to roof space and doors to bedrooms one and two and the bathroom. Bedroom one has a front aspect with two sash windows, stripped floor boards, built in wardrobes to one wall and a feature fireplace with stone hearth. Bedroom two has a rear aspect with sash window overlooking the courtyard garden with wooden flooring. The family bathroom has a rear aspect with glazed window, tiled flooring, roll top Victorian style bath, low level WC, and wash hand basin and chrome style towel radiator. On the second floor landing there is a sky light window, loft hatch give access to roof space and doors to bedroom three and four. Bedroom three has a front aspect with sash window. Bedroom four has a front aspect with a sash window. The property is warmed by gas central heating.

#### OUTSIDE

The courtyard garden is enclosed to the rear and bordered by original stone

walls. The garden has a rear timber shed and there is plenty of space for garden furniture providing a tranquil and secure setting.

#### 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

#### HEATING

Gas

#### LOCAL AUTHORITY

Somerset County Council

#### COUNCIL TAX

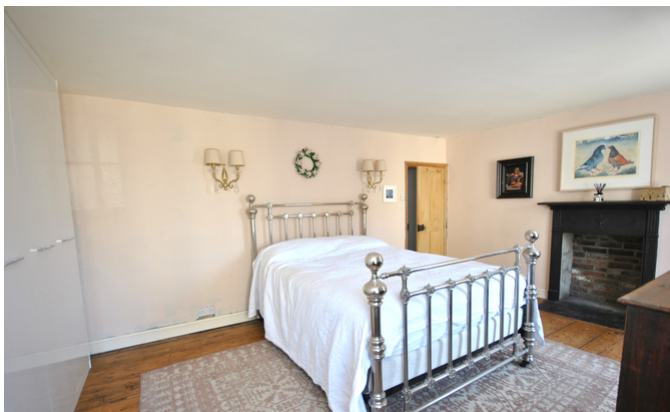
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#### SERVICES

Mains gas, electricity and water. Mains drainage.

#### VIEWINGS

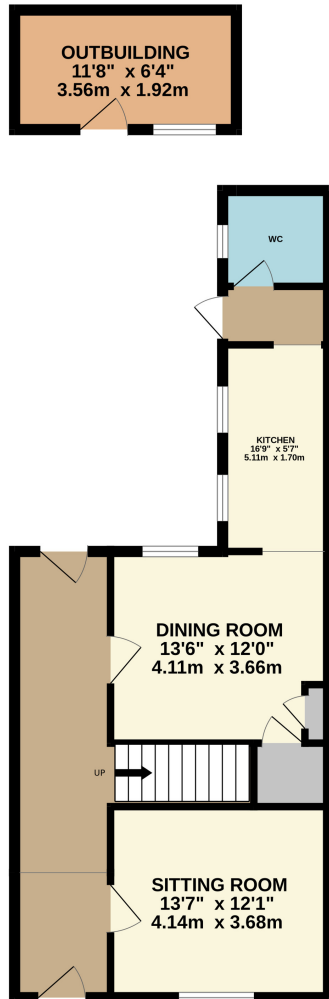
Strictly by appointment only. Please contact Cooper and Tanner.



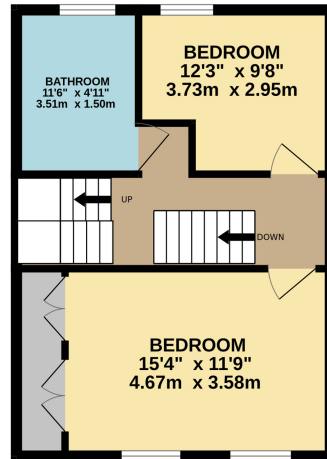




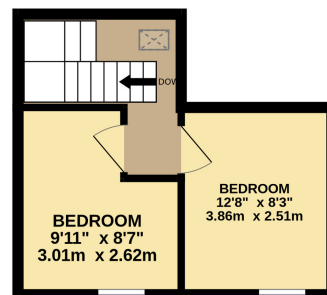
GROUND FLOOR



1ST FLOOR



2ND 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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## 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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