

# Orchard Road

Axbridge, BS26 3DB



**£325,000 Freehold**

This semi-detached property is situated in the heart of Axbridge and is offered to the market with no onward chain. It benefits immensely from the fantastic rear garden, driveway parking for a variety of vehicles at the front, three bedrooms, large living room, kitchen and utility room.

# Orchard Road Axbridge BS26 3DB

 3  1  2 EPC TBC

**£325,000 Freehold**

## DESCRIPTION

Bright and airy throughout, the property has ample living space for the growing family. Stepping through the front door, you are welcomed into an entrance porch which leads through the spacious hallway. The large living room runs the width of the property and has French doors which open out to the beautiful rear garden. There is a storage cupboard and a feature gas fire. The kitchen is fitted with an array of wall and base units, single oven, four ring gas hob and has space for white appliances. A double glazed, glass door at the end leads through to a utility/storage room. This room provides space for white appliances and here the rear garden and driveway can also be accessed. This room also benefits from a useful cloakroom fitted with a pedestal basin and a low-level W/C. Upstairs, there are three bedrooms and a family bathroom. There are two, spacious double bedrooms both overlooking the rear garden and one single looking to the front. The family bathroom is fitted with a panelled bath tub with overhead shower, pedestal basin and low-level W/C. This property is warmed with gas central heating and is double glazed throughout.

## OUTSIDE

Approaching the property, there is a large tarmac driveway which provides parking for a variety of vehicles. At the rear, the large garden is on a level plot. It is mostly laid to lawn and there is a gravelled area. This garden is a perfect space to entertain, relax



and enjoy. Ideal for the growing family, the garden is secure and provides ample space to enjoy the sunshine. At the end there is a metal shed providing space for storage.

## 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.

## DIRECTIONS

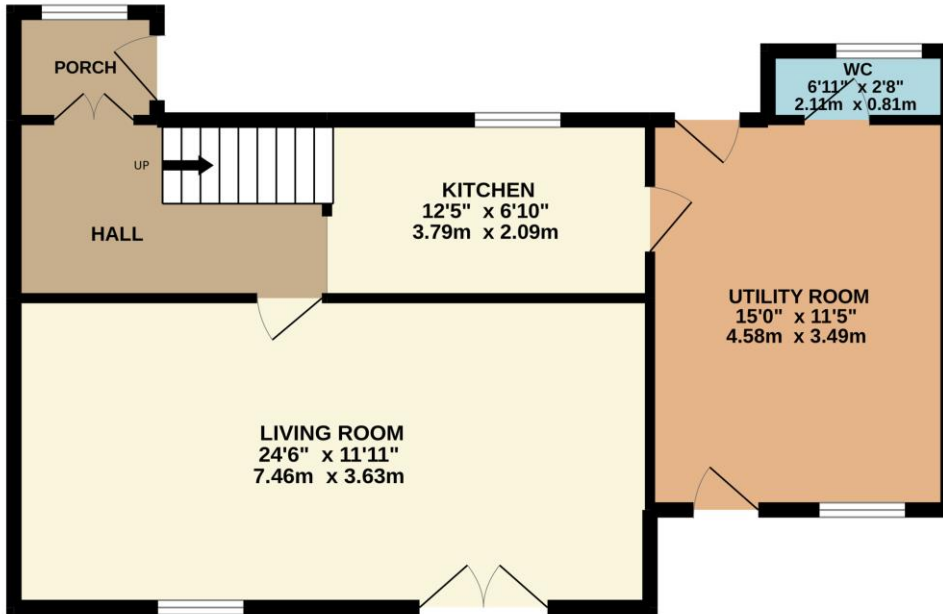
From Cheddar, travel towards Axbridge turning left before the by-pass into the town. Proceed into Jubilee Road and take the turning left into Orchard Road where the property can be found on the right-hand side.



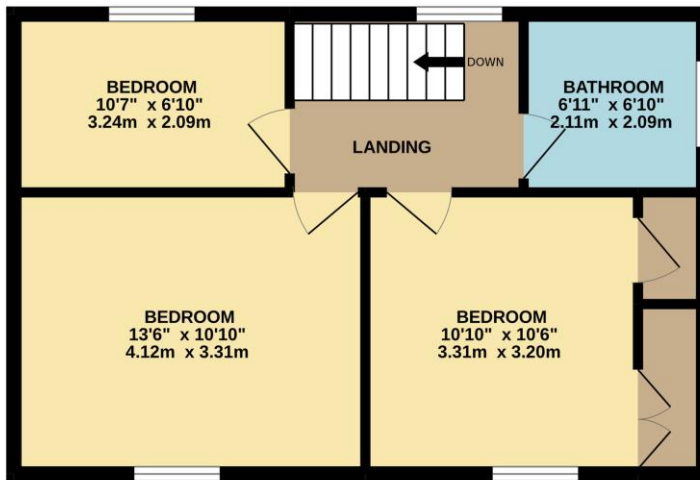




GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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