

# Crossmoor Road

Axbridge, BS26 2DS

COOPER  
AND  
TANNER



**£350,000 Freehold**

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## Axbridge

### BS26 2DS

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### DESCRIPTION

Set in the heart of Axbridge is this beautifully presented four bedroom family home. Offered to the market with ample living space, off street parking, an enclosed, landscaped rear garden and a beautiful finish throughout, this property is the ideal family home.

Entering the property from the front you are welcomed immediately into a porch and then straight into the hallway with access to the kitchen, living room and to the first floor. The living room is a large front aspect room with two front windows. There is access at the rear into the study which is currently used as a playroom but has a multitude of different uses. There is a cloakroom/ utility room which is fitted with a WC, wall and base and has space for white appliances. The kitchen is a large open plan rear aspect room. Benefitting from a rear window and door, a selection of wall and base units, with space for appliances and space for a breakfast table this really is the perfect space for family living or entertaining. The ground floor is completed with a rear opening conservatory leading straight into the garden.

The first floor houses the four bedrooms and the bathroom facilities. The master bedroom is a large front aspect room and there is a further front aspect single. There is a rear aspect double bedroom with garden views and a further double with a front aspect skylight. The bathroom is a rear aspect room and is fitted with a panelled bath with overhead shower, WC and pedestal sink.

### OUTSIDE

The front of the property benefits from a gravelled and tarmac driveway providing off street parking for a couple of vehicles. The rear garden is a beautifully landscaped space and is perfect space for entertaining. The garden is fully enclosed and is mostly laid to lawn. The garden is filled with a selection of mature plants adding colour and vibrancy to the garden. There is a patio area perfect for enjoying the sun and is also currently a wooden shed.

### 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.

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

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX BAND

C

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

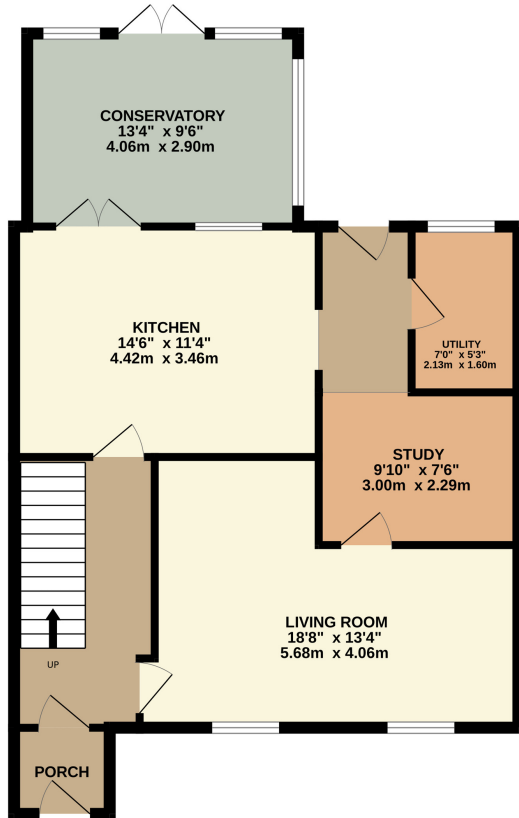
### DIRECTIONS

From The Square in Axbridge, proceed past The Lamb Inn into High Street, which becomes West Street. At the top, turn left into Houlgate Way, then continue along until you arrive at a right turning onto Cross Moor Road and the property can be found on the right hand side.

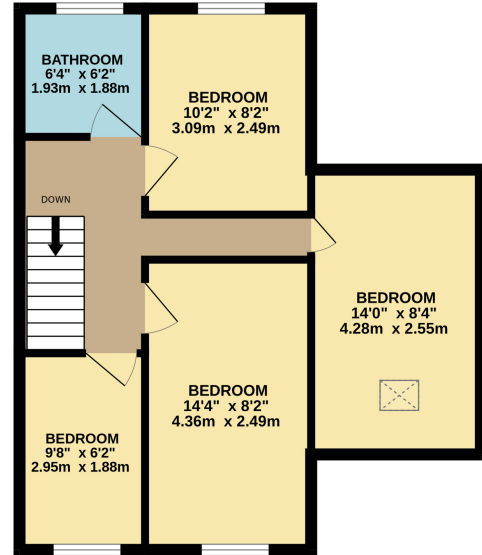




GROUND FLOOR



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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