

High Street

Axbridge, BS26 2AF

COOPER
AND
TANNER



£675,000

A beautifully presented five bedroom unique period property arranged over three floors, located just off The Medieval Square in Axbridge. Renovated to a high standard offering large open plan kitchen/dining room with Bi fold doors to the garden. Sitting room, Cloakroom, en suite to master bedroom and family bathroom. Well established mature walled rear garden and separate garage situated a short walk away off Old Church Road.

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 5  2  2 EPC TBC

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DESCRIPTION

Entering the property through the front door you are welcomed into the reception hall with tiled floor and doors to the sitting room, cloakroom and kitchen/dining room. Open tread staircase rises to the first floor. The cloakroom is fitted low level WC, a wash hand basin, recessed shelving and storage cupboard. The sitting room is a front aspect room with two wooden double glazed tilt sliding sash windows. A lovely room to sit and relax in. The impressive kitchen/dining room to the rear has Bi-fold doors to the garden, wood effect laminate flooring. There is plenty of space for a large dining table and chairs. The kitchen area is well fitted with plenty of storage units and a Corian work surface. There is a one and a half bowl sink unit with mixer tap, integrated dishwasher, eye level double oven and grill and space for upright fridge/freezer. A gas 5 ring hob with a stainless steel extractor hood over completes the well appointed kitchen. The boiler is housed in a cupboard. On the first floor landing doors lead to bedrooms two, three and four and the family bathroom. There is a airing cupboard on the landing housing the hot water tank with shelving. Bedroom two has a front aspect with two wooden double glazed sliding sash windows and are tilt and turn for easy cleaning. There are built in floor to ceiling wardrobes on one wall. Bedroom three has a rear aspect with window overlooking the garden. Bedroom four has a front aspect with double glazed sliding sash windows again tilt and turn for easy cleaning. The bathroom has a rear aspect with double glazed window. Fitted with a modern suite of pedestal wash hand basin, low level WC and enclosed panel bath with shower and glass shower screen.

On the second floor doors leading to the master bedroom with ensuite and bedroom five. The master bedroom has a rear aspect with double glazed sky-light windows with built in blinds and views towards the Mendip Hills. There is built in storage to either end of the room and a door to the en suite bathroom. The en suite is well fitted with pedestal wash hand basin, low level WC, enclosed panelled

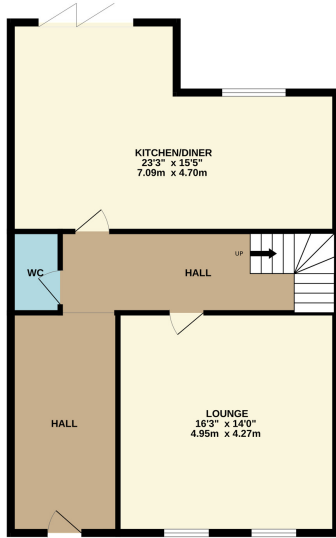
bath and access to the water tank via a loft hatch. Bedroom five or would work very well as a study has a rear and side aspect with integrated blinds to sky lights, loft hatch with storage. There are lovely views over the garden and Mendip Hills beyond. The house is warmed by gas central heating.

The rear gardens are a good size and beautifully presented and created by the current owners and enclosed by stone walls. From the dining area of the house is a large decking area with plenty of space for outdoor furniture and to entertain. Laid with tropical planting here, there is also a feature pond, outdoor tap and outdoor lighting. Raised flower and tree border and steps up which lead to a further garden area. Laid to patio here with flower and shrub borders offering plenty of space to sit out and enjoy the garden. From here further steps lead to a third area of garden which is laid to level lawn and decked area with pergola over and shingle stone area perfect for your outdoor pots. The garden continues with a shingle stone area with established Olive trees and a path which leads to a brick built outhouse with glazed window and wooden door. To the very rear is a level lawn with flower shrub and apple and pear trees, a greenhouse and a summer poppy bed and plenty of space to grow your own vegetables. In all a true gardeners paradise!

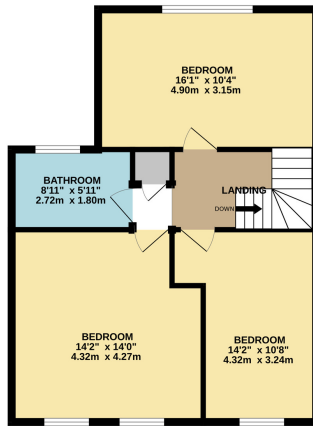




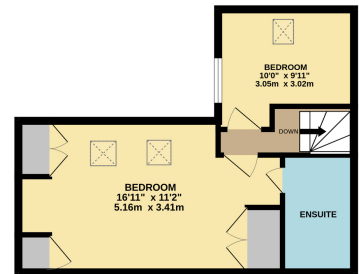
GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1809 sq.ft. (168.1 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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CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

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