

# Rees Way

Axbridge, BS26 2RQ

COOPER  
AND  
TANNER



**£335,000 Freehold**

Boasting exceptional panoramic views at the rear is this well proportioned three bedroom family home. Sitting on a generous plot with front and rear gardens this property is the perfect family home. The property is within the Weare Academy and Hugh Sexey catchment with the benefit of a bus picking up from the front.



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## £335,000 Freehold

### DESCRIPTION

Boasting exceptional panoramic views at the rear is this well proportioned three bedroom family home. Sitting on a generous plot with front and rear gardens this property is the perfect family home. The property is within the Weare Academy and Hugh Sexey catchment with the benefit of a bus picking up from the front.

Entering from the pathway at the front you are immediately welcomed a bright into a bright and airy front porch leading into the hallway. The living room is a bright and snug, front aspect room with a cosy wood burner adding warmth into the room. The extension at the rear of the property is used as a dining room with plenty of space for a table with doors opening at the rear making this the perfect entertaining space. The kitchen/ breakfast room is a good sized room and runs the length of the house. The kitchen is fitted with an array of wall and base units and has space for a breakfast table and white appliances perfect for family living. The utility room opens out to the garden where you have space for white appliances and access into a useful cloakroom with WC.

The first floor houses the three bedrooms and the family bathroom. The master bedroom is a good sized dual aspect room with rear and front windows and ample built in storage. There is a further double bedroom at the rear that overlooks the garden and a side aspect bedroom with the added benefit of ample storage. The family bathroom is fitted with a panelled bath with electric shower overhead, a basin and a low level WC.

### OUTSIDE

The front of the property benefits from a communal car park where there is space to park three vehicles. There is a wooden gate that leads to the front pathway which leads to the front of the property with access into the rear garden. The front garden is mostly laid to lawn with a selection of mature plants adding plenty of colour. The rear garden is mostly laid to lawn and is split into two sections. The bottom part of the garden leads onto the rhyne and is perfect for stepping away from the family home. There is a summerhouse and space to grow vegetable and you can currently find some well developed rhubarb. The main garden is fully enclosed and mostly laid to lawn with stepping stones leading to the bottom. There is a patio

area, a selection of mature flowers, trees and shrubs and a handy wooden shed.

### LOCATION

The village of Biddisham is situated between the beautiful Mendip Hills and the seaside at Berrow and Burnham-on-Sea. In neighbouring Rooksbridge there is a local Post Office & Stores, and a village Pub. It is conveniently situated on the A38 with easy access to the M5 motorway at junction 22 approximately 3 miles away. Rooksbridge is in the school catchment area for Hugh Sexey Middle School and Kings of Wessex Academy, and buses for the schools pick up locally.

### EPC

E

### COUNCIL TAX

Band B

### TENURE

Freehold

### SERVICES

Mains electricity, Oil, mains water, drainage.

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner.

### DIRECTIONS

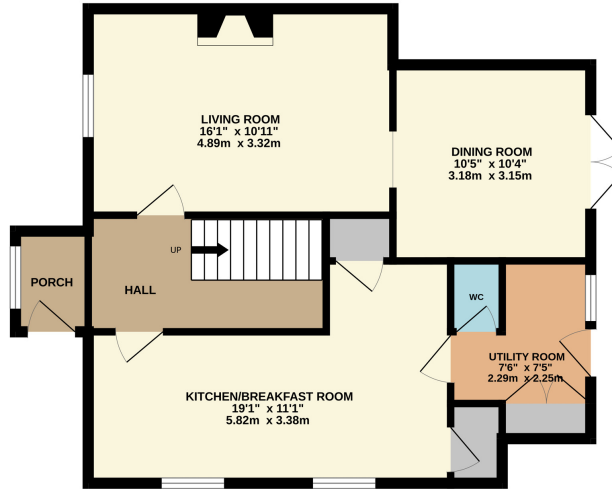
From the Burnham-on-Sea roundabout at the junction with the A38 and M5 take a left turn onto the A38 heading towards Bristol. After approximately one mile take a right turn at the roundabout continuing along the A38 passing through the village of Rooksbridge. Continue into the village of Biddisham turning left into Biddisham Lane. Continue down Biddisham Lane where Rees Way will be found on the left hand side.



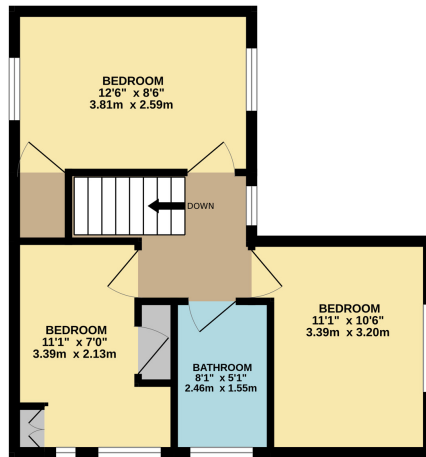




GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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

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