

# Mendip Close

Axbridge, BS26 2DG

COOPER  
AND  
TANNER



**£330,000 Freehold**

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## Axbridge

### BS26 2DG

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## £330,000 Freehold

### DESCRIPTION

Set in the heart of Axbridge is this well proportioned modern three bedroom family home offered to the market with no onward chain. The property benefits from good size living accommodation, driveway parking, a garage and a tiered rear garden.

Stepping through the front door you are welcomed into the spacious reception hallway with oak effect laminate flooring. To the left is the downstairs cloakroom with low level WC, vanity sink and storage cupboards below. The sitting room is a light and airy room with large picture window to the front and a glazed door to the rear giving access to the rear garden. The kitchen/dining room is a spacious light room with plenty of space for a dining room table and chairs. It has a good range of modern fitted base, wall and display units, a gas range master cooker, integral fridge/freezer and dishwasher, sink unit and working surfaces. There is an extractor hood over the range cooker. A door leads to the side driveway and there are dual aspect windows. At the end of the hallway in the handy utility room comprising a display storage unit, chrome towel rail and plumbing for a washing machine.

From the hallway a staircase rises to the first floor with a balustrade landing. The master bedroom is a good size and a large window to the front with views to Cheddar reservoir. Bedroom two has a front aspect with views again to the reservoir. Bedroom three has a fitted cupboard and a rear aspect. The bathroom comprises a corner shower with sliding screen doors, a low level WC, pedestal wash hand basin and tiling. There is a cupboard housing the gas boiler. The house is warmed by gas central heating.

### OUTSIDE

Approaching the property at the front there is a driveway to the side that leads to the single garage with light and power and opening doors to the front. A well established front garden area with a variety of shrubs and plants. A pathway leads to the front entrance door. A side gate leads to the rear gardens which are enclosed by panel fencing and terraced. The lower garden is laid with artificial turf and has a hot tub (in need of repair). Steps lead up to the second terrace with wooden balustrade fencing, summerhouse and artificial turf. There are two steps up to the top terrace which is enclosed by panel fencing and has gated pedestrian access to the rear.

### DESCRIPTION

### 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. 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

### COUNCIL TAX BAND

D

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

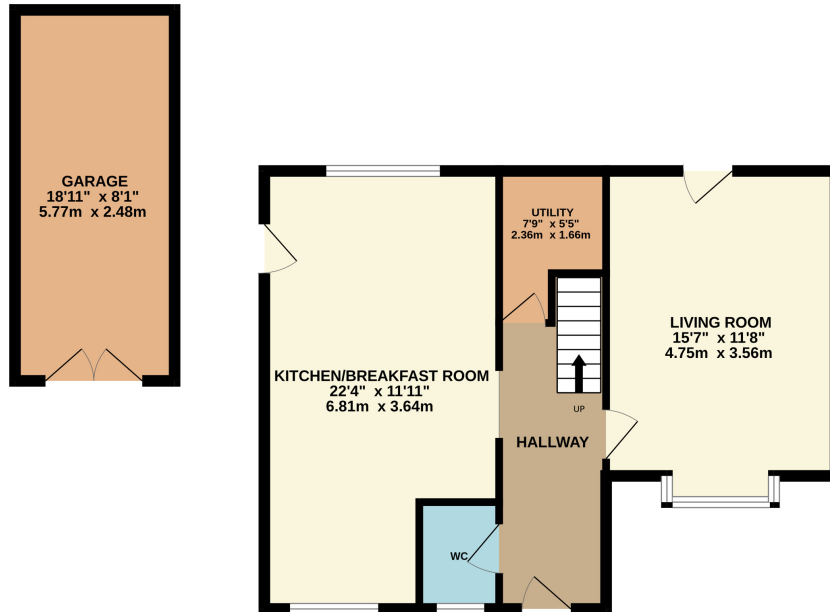
### DIRECTIONS

Travelling through Axbridge Square from the west side of the town, proceed along St Mary's street and take the 2nd turning on the left into Hippisley Drive. Take left turn into Mendip Close and the property can be found on the right hand side.

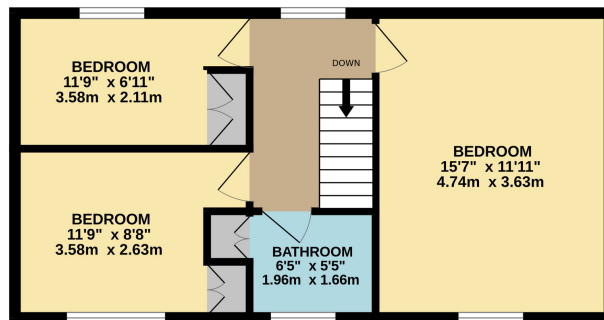




GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



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



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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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