

Orchard Road

Axbridge, BS26 2DB

COOPER
AND
TANNER



£260,000 Freehold

This mid terrace property is situated in the heart of Axbridge and is offered to the market with no onward chain and an opportunity to update and refurbish. Benefitting from an open aspect across fields to the rear. A good size lounge/dining room, fitted kitchen, downstairs cloakroom, three good size bedrooms and shower room and enclosed garden.

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EPC TBC

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DESCRIPTION

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On approaching the property at the front there is a useful storage cupboard which houses the gas boiler. A double glazed entrance door and side panel leads into the entrance hall which has a good size understairs storage cupboard. The staircase rises to the first floor. There is a downstairs cloakroom with WC and wash hand basin. The kitchen has a front aspect with double glazed window, fitted base and wall storage units, sink unit, electric hob with extractor over, electric oven and grill. There is a useful breakfast bar. The lounge/dining room is a light and airy room to the rear which has double glazed patio doors leading out to the garden and double glazed window.

Upstairs are three good size bedrooms and a shower room. Bedroom one has a rear aspect double glazed window with lovely views across fields and countryside. There is a fitted double wardrobe. Bedroom two has the same rear aspect, double glazed window and views and

is fitted with a linen cupboard providing good storage. The third bedroom at the front has a double glazed window and fitted double wardrobe. The shower room comprises a half height shower screen and shower, low level WC and pedestal wash hand basin. Double glazed window to the front. The house is warmed by gas central heating.

OUTSIDE

At the front is an open plan garden laid to level lawn and a footpath leading to the front of the property. The rear garden is enclosed and enjoys an open aspect with southerly views across farmland. Comprising mainly paving and a grass area to the bottom of the garden. There is also a brick built shed.

TENURE

Freehold

HEATING

Gas

COUNCIL TAX

TBC

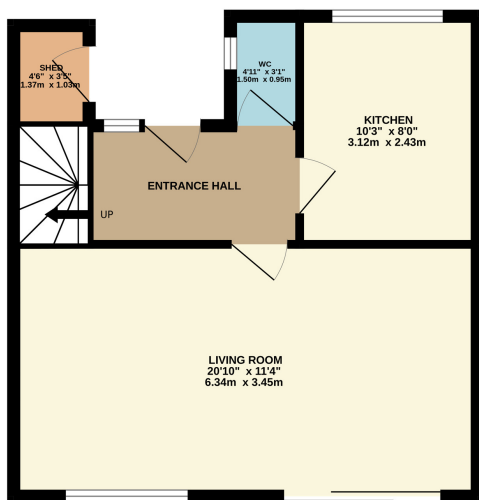
VIEWINGS

Strictly by appointment only. Please call Cooper and Tanner

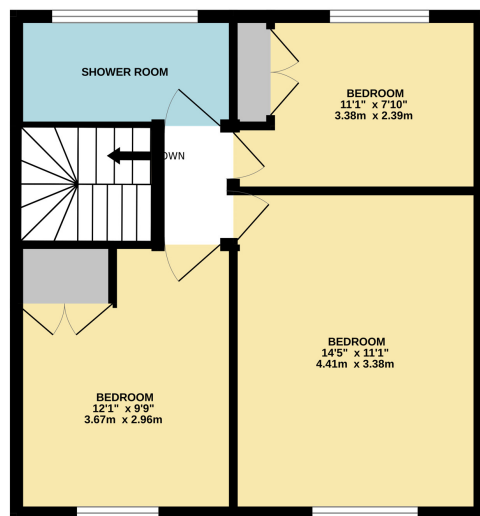




GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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