

# Mendip Close

Axbridge, BS26 2DG

COOPER  
AND  
TANNER



## £330,000 Freehold

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## Axbridge

### BS26 2DG

 3  2  2 EPC B

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### DESCRIPTION

Set in the heart of Axbridge is this well proportioned and attractive three bedroom family home. Benefitting from ample living space, an enclosed garden, driveway and parking this is a fantastic family home.

An attractive detached family home offered in good order throughout. The extended ground floor accommodation is ideal and makes the property a comfortable family home. The ground floor comprises of a fitted kitchen/dining room with access into the rear garden and into the garage which provides space for further white appliances and is a perfect space for storing items with power and lighting. There is also a handy downstairs cloakroom, ample storage and an extremely bright living room with generous views across Cheddar Reservoir. The principle bedroom is a good sized front aspect room with far reaching views over Cheddar reservoir. The bathroom is fitted with separate shower cubicle as well as a panelled bath and there are two further bedrooms at the rear of the property which overlook the garden.

### OUTSIDE

From the front you're welcomed onto as good sized elevated driveway which provides ample off street parking and access into the front off the property and into the garage via an up and over door. There is also an EV charging point on the front of the property. The garage is equipped with power and lighting with access back into the house. The rear garden is mostly laid to lawn with a patio area at the opening into the house. The garden is enclosed with walling and fencing and has a decked area to the side and is filled with colour from an array of mature flowers and plants.

### 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.

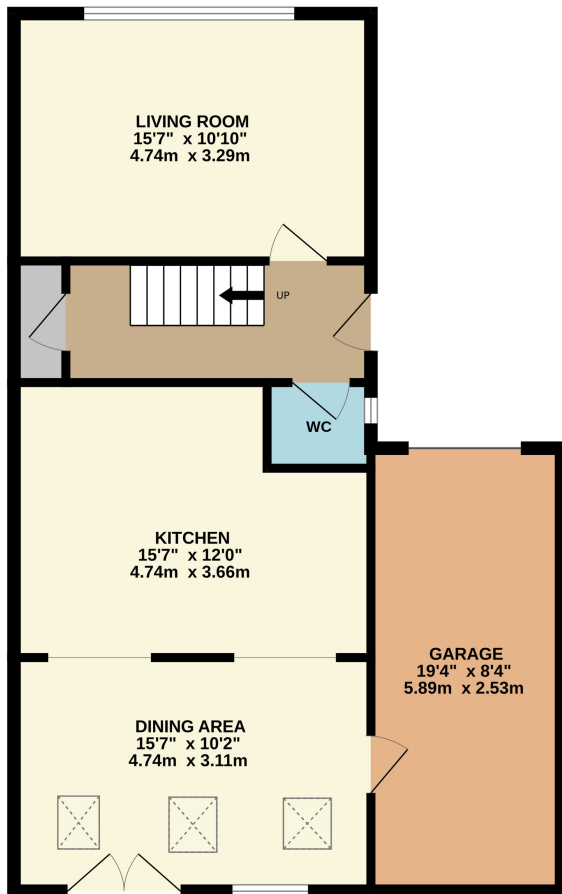




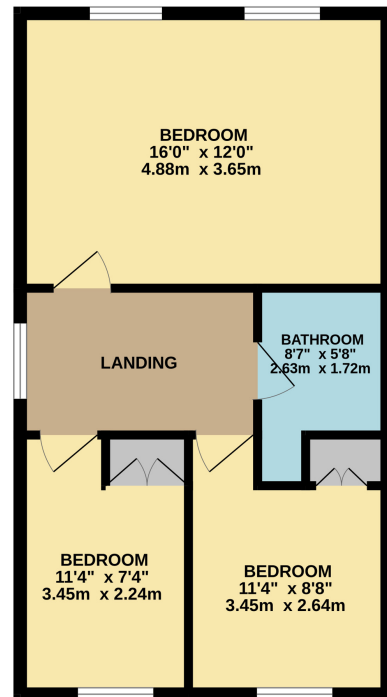




GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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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