

Parkfield

Axbridge, BS26 2DD

COOPER
AND
TANNER



£299,950 Freehold

Offered to the market with no onward chain is this well proportioned three bedroom semi detached home with driveway parking, garage and a good sized, enclosed rear garden.

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 3  2  1 EPC TBC

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DESCRIPTION

Offered to the market with no onward chain is this well proportioned three bedroom semi detached home with driveway parking, garage and a good sized, enclosed rear garden.

Entering from the front you are welcomed into a hallway which has access into the kitchen, living room and into a handy cupboard. The kitchen is a front aspect room and is fitted with a selection of wall and base units with space for appliances. There is a hallway at the rear that leads down to the garden room with windows overlooking the garden and a door at the side opening out. To the right of the hallway is cloakroom with a WC and rear aspect window and there is a separate bathroom with a panelled bath and basin. The ground floor is completed with a lounge which enjoys garden views and has a doorway which provides access to the first floor.

The first floor houses the three bedrooms with two bedroom at the rear which both overlook the garden with one benefiting from a built in storage cupboard and the third bedroom is a well proportioned front aspect room.

OUTSIDE

Entering from the front you are welcomed onto a driveway that provides tandem off street parking. There is access into the rear garden through a side gate and into the garage through an up and over door. The front garden is enclosed with railings with a path leading to the front and is decorated with a selection of plants. The rear garden is a lovely size and is fully enclosed. The garden is mostly laid to lawn with a patio area and graveled area. The garden is decorated with a selection of mature plants and flowers and is a perfect space to entertain or to allow children to play.

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
Mains Electricity, Mains Gas, Mains Drainage, Mains Water

COUNCIL TAX
Band B

LOCAL AUTHORITY
Somerset County Council

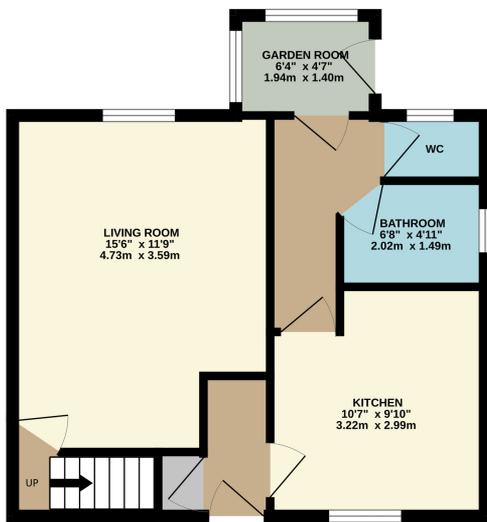
VIEWINGS
Strictly by appointment only - Please call Cooper and Tanner

DIRECTIONS
From The Square in Axbridge, turn right in an easterly direction towards Cheddar, passing the Town Hall and Post Office. Continue for approximately a quarter of a mile and take the second turning right into Parkfield Road. The property will be found approximately a third of the way along on the right hand side.

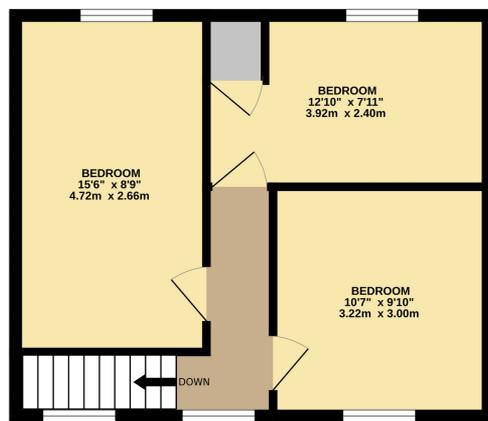




GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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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