

Hippisley Drive

Axbridge, BS26 2DE

COOPER
AND
TANNER



£475,000 Freehold

Offered with no onward chain and conveniently positioned in the heart of Axbridge is this well proportioned four bedroom family home with enclosed rear and double garage.

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DESCRIPTION

Offered with no onward chain and conveniently positioned in the heart of Axbridge is this well proportioned four bedroom family home with enclosed rear and double garage.

Entering the property from the front you are welcomed into a large hallway that provides access into most of the ground floor rooms. The living room is a large front aspect room with access into the hallway and into the dining room with a large front aspect bay window. The dining room links into the kitchen with a sliding door opening to the garden. The kitchen/breakfast room is the hub of the house and is fitted with a selection of wall and base units with space for appliances and access into the utility room and to the rear gardens through double doors. There is a utility room which has further space for appliances with access to the side. The ground floor also benefits from a front aspect study and a ground floor cloakroom, fitted with WC and basin. There is also a handy hallway cupboard and access to the first floor.

The first floor houses the four bedrooms and the family bathrooms. The Principle bedroom is a large front aspect bedroom with far reaching views and two double wardrobes with its own en suite facilities. There are three further bedrooms with two at the rear overlooking the garden and one at the front. All three bedrooms benefit from their own storage. The first floor is completed with a family bathroom which is conveniently fitted with a panelled bath with overhead shower, basin and WC.

OUTSIDE

Entering from the road you are welcomed onto a driveway that provides off street parking. There is access into the garage through an electric door and benefits from electric, power and access into the garden. There is an enclosed front door with mature bushes and a level turfed area. The garden is a good size, is fully enclosed and is mostly laid to grass with a patio area, wooden shed and a selection of mature plants, flowers and raised borders.

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 F

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

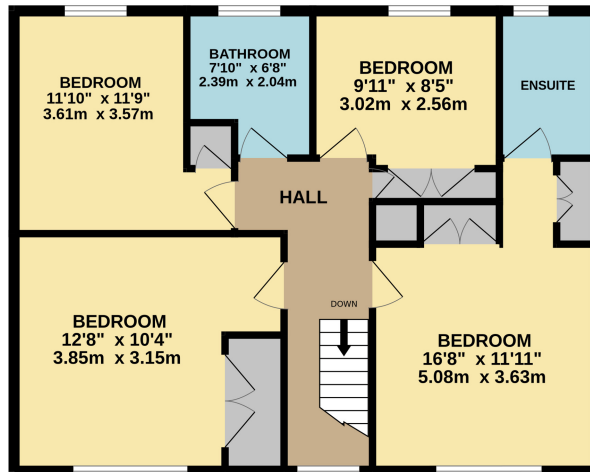
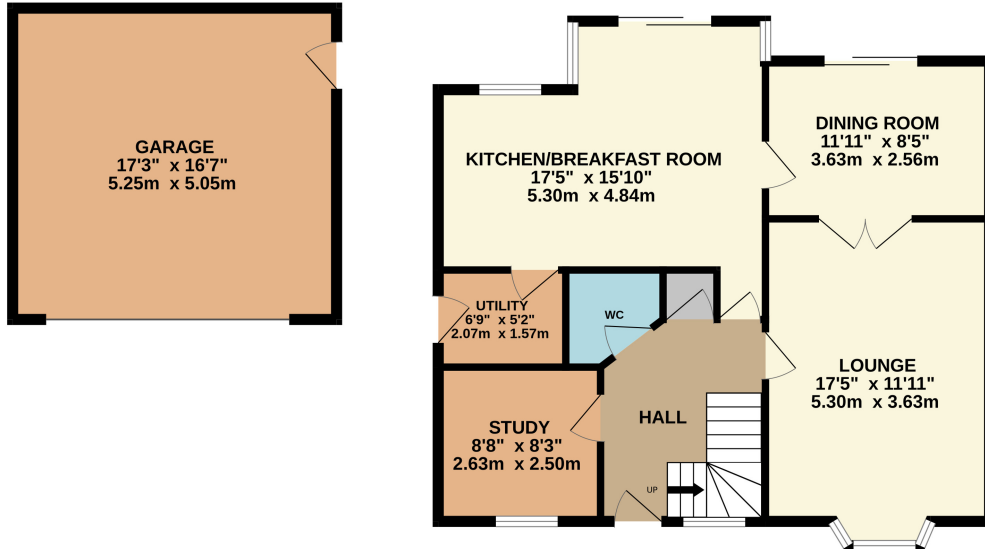
DIRECTIONS

From The Square in Axbridge proceed out of the town towards Cheddar along St Mary's Street into Jubilee Road, turning left into Hippisley Drive, follow to the end bearing left and the property is found at the top with a Cooper and Tanner board erected at the front.





GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.

TOTAL FLOOR AREA : 1778 sq.ft. (165.1 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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