

Old Church Road

Axbridge, BS26 2BE

COOPER
AND
TANNER



£300,000 Freehold

Set in the heart of Axbridge is this well proportioned three bedroom property benefiting from a large living room, an enclosed garden, garage and off street parking.

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 3  1  2 EPC TBC

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DESCRIPTION

Set in the heart of Axbridge is this well proportioned three bedroom property benefiting from a large living room, an enclosed garden, garage and off street parking.

Entering the property from the front you are welcomed into the hallway that provides access into all the ground floor rooms. The kitchen is a front aspect room and is fitted with a selection of wall and base units. There is an integrated dishwasher, gas hob, electric oven and space for further appliances. The living room is a large rear aspect room and boasts views of the garden with a window overlooking, doors opening out and stairs to the first floor. There is a further reception at the front of the property which is currently utilised as a dining room / study but has previously been used as a third bedroom. There is a downstairs shower room fitted with a shower cubicle, WC and basin and a large utility room which has a window overlooking the garden and a side aspect door opening out. The utility room provides space for appliances.

The first floor houses two bedrooms and the family bathroom. The principle bedroom is a good sized rear aspect room with a wardrobe and two windows overlooking the garden. There is a further front aspect double bedroom with a wardrobe. The family bathroom is a front aspect room and is fitted with a panelled bath with shower overhead, vanity sink and WC. The property also benefits from two loft areas offering plenty of storage.

OUTSIDE

The front of the property benefits from a frontal lawn and a driveway providing off street parking for a couple of vehicles. The rear garden is fully enclosed and is mostly laid to patio and grass and is coloured by a selection of mature flowers, trees and plants. There is currently a wooden shed perfect for outside storage, rear access through a gate and a freestanding garage which is accessed through an up and over door and a side door from the garden..

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 B

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

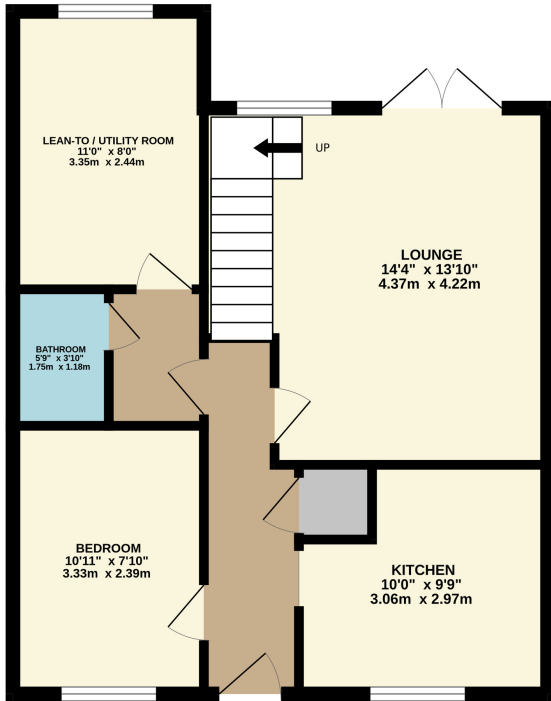
DIRECTIONS

From The Square in Axbridge proceed across towards The Chemist Shop, turning right into Meadow Street immediately in front of the shop which becomes Old Church Road. Continue for approximately 140 yards, past a small cul de sac on the left hand side, and follow the left hand bend in the road. Number 19 will be found ahead of you at the T junction, just to the right of a private driveway leading to a garage / parking area.

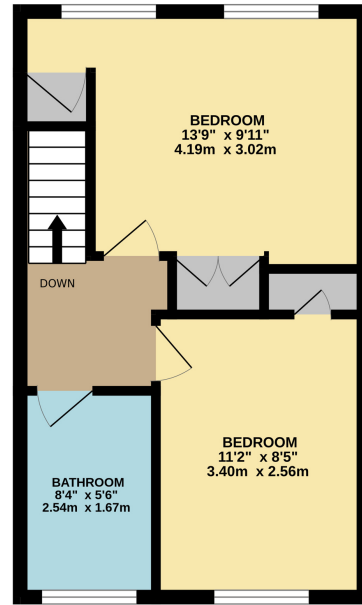




GROUND FLOOR



1ST FLOOR



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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