

Moorland Street

Axbridge, BS26 2FH

COOPER
AND
TANNER



£152,000 Leasehold

Just a short distance from the picturesque medieval square of Axbridge this delightful modern one bedroom second floor flat is well worth a viewing. An ideal investment or first time buyer purchase. Delightful views to the rear across Axbridge and the Mendip Hills. A good size double bedroom, living room and well fitted kitchen, modern bathroom and secure parking to the rear.

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DESCRIPTION

Just a short distance from the picturesque Medieval Square in Axbridge this delightful modern second floor one bedroom flat is well worth a viewing. An ideal investment or first time buyer purchase. Delightful views across Axbridge and the Mendip Hills to the rear. Accommodation comprises a good size double bedroom, living room and well fitted kitchen, modern bathroom and secure parking to the rear.

Enter the flat at the front of Harvest Rise via the communal security door into the communal hall. Stairs rise to the second floor and you enter through your entrance door into the entrance hallway. Access to the loft is in the hallway and doors to all principle rooms. There is a cupboard housing the wall mounted combi boiler. The bedroom has a rear aspect enjoying views over Axbridge and the Mendip Hills beyond. The bathroom comprises panel bath with mixer tap and hand held shower attachment over, with vanity wash hand basin, low level WC. Tiled floor and heated towel rail. The living room has a rear aspect enjoying views over Axbridge and the Mendip Hills with wood effect laminate floor. There is an archway to the modern kitchen comprising a range of base and wall units, working surfaces, 4 ring gas hob, electric oven and extractor hood over. There is space for upright fridge/freezer and plumbing for a washing machine and tiled flooring. The flat is warmed by gas central heating.

OUTSIDE

To the rear of the property which is accessed via secure gates there is allocated parking for one car. There is a cycle store and enclosed bin store area.

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 A

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

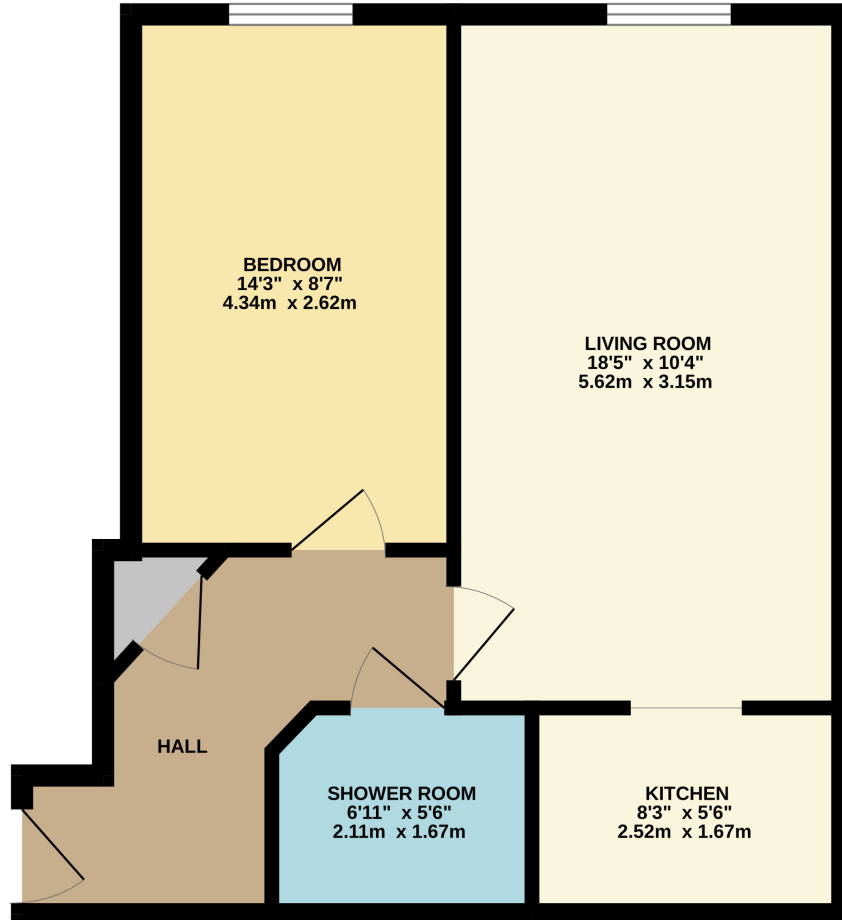
DIRECTIONS

From The Square in Axbridge, proceed along the left hand side of the chemist shop into Moorland Street. Continue along the road and the property is located on the left hand side just past the school.





GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 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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