

Woodlands

Axbridge, BS26 2AX

COOPER
AND
TANNER



£425,000 Freehold

Set in a quiet cul de sac in the heart of Axbridge is this beautifully presented three bedroom bungalow. The property comprises of a living room, conservatory, kitchen/diner, three bedrooms and a beautiful rear garden.

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EPC TBC

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DESCRIPTION

Set in a quiet cul de sac is this well proportioned three bedroom bungalow in the heart of Axbridge.

Entering the property from the front you are welcomed into a spacious hallway where there are a couple of cupboards and access into most of the rooms. The Living room is a well proportioned side aspect room with a side window and an electric fireplace. The living room leads into the conservatory which is a lovely bright and airy room with triple aspect windows and patio doors opening into the garden. The kitchen/diner is a further bright room which overlooks the garden and provides space for white appliances and has access into the rear garden. There is space for a dining table with access back into the hallway. The Kitchen/diner is a perfect entertaining space.

The recently fitted wet room is a fitted with an overhead shower, WC and pedestal sink with a side aspect window. There are three bedroom with two front aspect double bedrooms. The larger bedroom has a bay window at the front, and two sets of fitted wardrobes. There is also access into the en suite shower room which is fitted with a shower cubicle, pedestal sink and WC. The third bedroom's side aspect room and could alternatively be used as a study.

OUTSIDE

The front of the property benefits from mature, well kept gardens with a driveway leading to the front of the property and into the garage which provides off street parking for a couple of vehicles. The rear garden is a beautiful entertaining space and is filled with colour and warmth. The garden is mostly laid to lawn, is fully enclosed and is filled with a selection of plants and flowers. There is a side gate at front which leads back onto the driveway and there is a further gate providing access onto a footpath at the side.

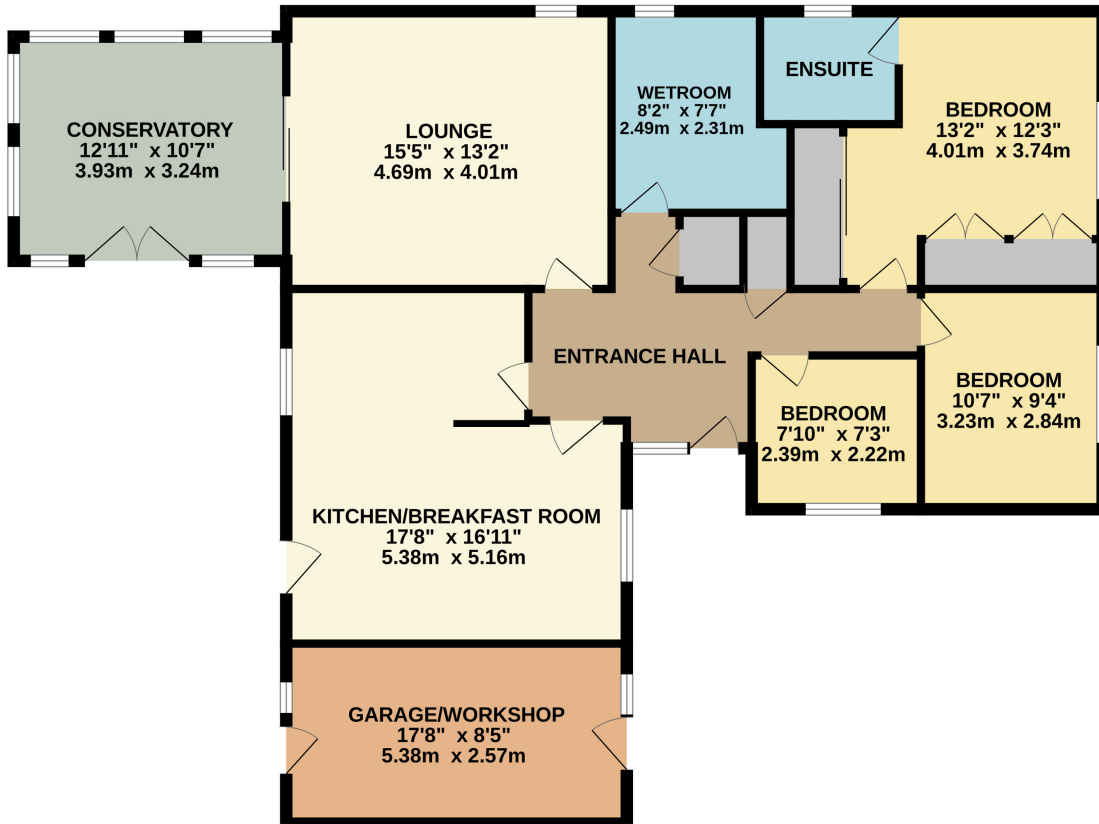
LOCATION

Axbridge is a small medieval town in Somerset, situated in the Sedgemoor district at the foot of the Mendips Hills. It's an historic town dating back to King Alfred. Half-timbered buildings lean towards each other across a narrow street leading to the medieval square and King John's Hunting Lodge. Its prosperous past is reflected in the quality of the buildings in Axbridge, particularly the fine 13th century St John's Church which is the oldest to survive, dating back to 1245. Axbridge has its own local facilities including a co-op food store, post office, hairdressers, doctors surgery and The Lamb Inn. There are excellent state and independent schools in the area. These include Axbridge First School, Fairlands and Hugh Sexey's middle schools and Kings of Wessex secondary, as well as other private schools in Sidcot and Bristol. 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 Airport is approximately 20 minutes drive away.





GROUND FLOOR
1270 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (117.9 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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