

Reads Garden

Axbridge, BS26 2FL

COOPER
AND
TANNER



£270,000 Freehold

Set in the heart of Axbridge and offered to the market with no onward chain is this well proportioned two bedroom property benefiting from ample living space, bathroom, cloakroom, an allocated parking bay and an enclosed courtyard garden.

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BS26 2FL



EPC TBC

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DESCRIPTION

A pretty mews style two bedroom end terrace cottage located within level walking distance of the Medieval town square of Axbridge. Benefitting from allocated parking and a private courtyard garden.

The ground floor of the property benefits from a good sized living room, a cloakroom, a kitchen/dining room which is fitted with an array of wall and base units with space for appliances. The ground floor is completed with a handy downstairs WC. The first floor houses two bedrooms which are both of a good size with one overlooking the courtyard garden and one at the front. The family bathroom is equipped with a panelled bath, WC and pedestal sink.

OUTSIDE

The property benefits from a fully enclosed courtyard area with a high stone wall. This courtyard area is an ideal spot for an alfresco dining table and chairs etc. To the front of the property there is a communal horse shoe shaped courtyard area which is attractively planted. There are paved walkways all around with a planted area in the middle which incorporates slate chippings, log roll with planted borders, paving, seating area and inset lighting. Immediately upon entering the development, there is a private parking area for the benefit of all residents in the development and each property benefits from an allocated freehold parking space.

LOCATION

Axbridge is a vibrant medieval market town, set on the southern edge of the Mendip Hills in rural Somerset.

Once part of a Saxon defence system against the Viking invaders, its history goes back to the reign of King Alfred. The town's early royal charters allowing it to hold markets, fairs and become a royal borough reflected its prosperity from the wool trade in medieval times. It even had its own mint, with coins showing the town's symbol; the Lamb and Flag.

The charming town square still shows much evidence of its former status, with many majestic medieval buildings including the handsome 13th Century Church and King John's Hunting Lodge, an early Tudor merchant's house that has been restored as a museum. The town also benefits from a number of restaurants, bars, two public houses, a post office and a range of local

stores as well as an excellent primary school, pharmacy and doctors surgery. A regular farmers' market takes place on the first Saturday of each month. Axbridge is also situated within the Kings of Wessex School catchment area. The surrounding countryside of the Somerset levels and the Mendip hills with a reservoir in between, provide excellent opportunities for hiking, mountain biking, windsurfing and sailing. The area also enjoys a good number of quality golf courses. Alternatively, relax and enjoy the beauty and atmosphere of this historic town.

HEATING

Gas central heating

SERVICES

All mains services

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX BAND

C

EPC RATING

TBC

VIEWINGS

Please call Cooper and Tanner.

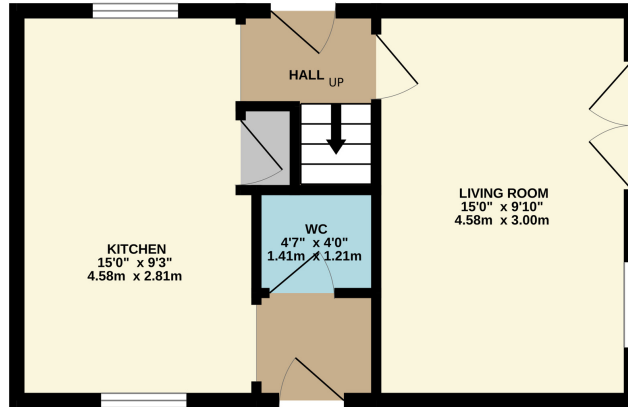
DIRECTIONS

Follow the A371 into Axbridge Town Centre. From the Square turn right into Meadows Street/Old Church Road, where Reads Garden will be found after approximately 100 yards on the right hand side, tucked behind a Car Park. The property is tucked away in the right hand corner.

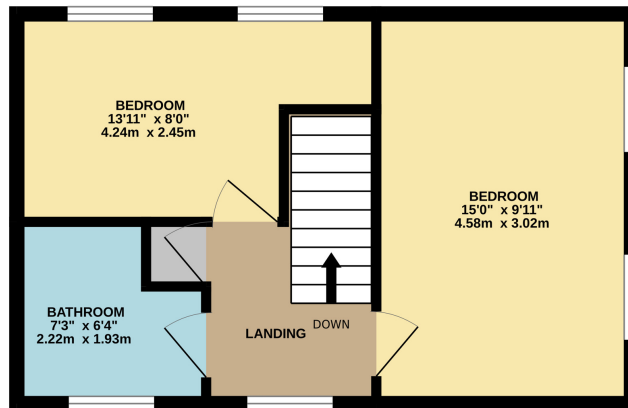




GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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