

Parkfield

Axbridge, BS26 2DD

COOPER
AND
TANNER



£320,000 Freehold

Set in the heart of Axbridge and boasting ample living space is this well presented three bedroom family home. The property benefits from a good sized garden which includes a heated swimming pool, driveway, and is close to Town amenities.

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 3  2  1 EPC TBC

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DESCRIPTION

Set in the heart of Axbridge and boasting ample living space is this well presented three bedroom family home. The property benefits from a good sized garden which includes a heated swimming pool, driveway, and is close to Town amenities.

Entering the property through the front door you are welcomed into the entrance hall where there is access into most of the ground floor rooms and to the first floor. The living room is a large front aspect room with a large front and a side window. The living room has space for a wood burner to be inserted and has access into the kitchen. The kitchen is a front aspect room and is fitted with a selection of wall and base units and has space for appliances. The family bathroom is located off the hallway and is fitted with a panelled bath with overhead shower, basin and a WC. There is also a hallway cupboard and stairs to the first floor. The ground floor is completed with a large reception room which enjoys access to the rear garden through two sets of sliding doors and a large storage cupboard.

The first floor houses the three bedrooms. There is a large front access bedroom, a further front aspect room with a built in wardrobe and a rear bedroom which enjoys views of the garden.

OUTSIDE

Accessing from the road you are welcomed onto a driveway that provides of street parking. There is also access to the front door and to the rear garden through a wooden gate. There is a front lawn which is laid to grass and a selection of mature plants and flowers. The rear garden is a good sized entertaining space. The garden is fully enclosed and is split into two sections. The front section currently benefits from a selection of wooden outbuildings and is mostly laid to decking and woodchip. The back section of the garden which is accessed through a wooden gate and is enclosed by fencing benefits from some mature shrubbery, a large summerhouse which lends itself to become a workshop or home office. The garden is completed with a heated swimming pool which is accessed by some wooden steps.

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

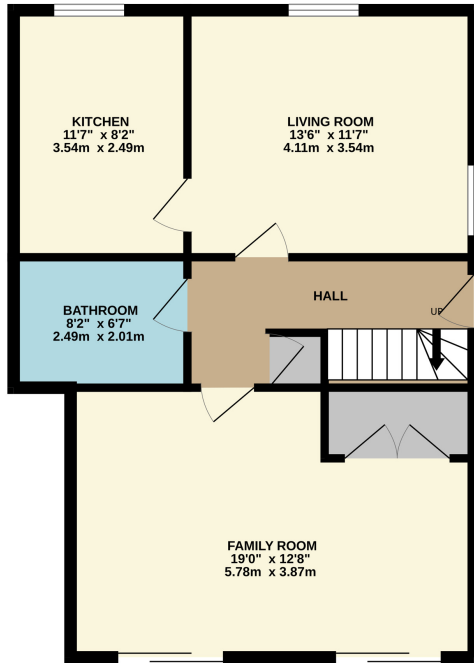
DIRECTIONS

From The Square in Axbridge, turn right in an easterly direction towards Cheddar, passing the Town Hall and Post Office. Continue for approximately a quarter of a mile and take the second turning right into Parkfield Road. The property will be found approximately a third of the way along on the left hand side.

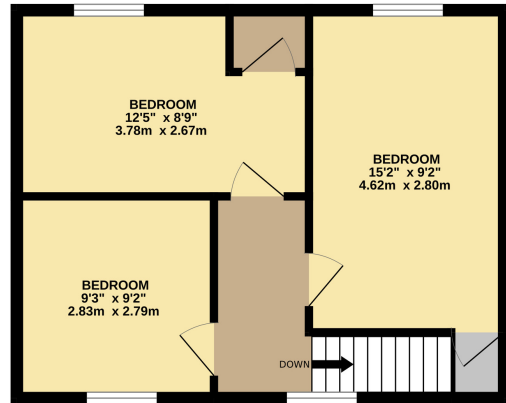




GROUND FLOOR



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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