

St Marys Street

Axbridge, BS26 2BN

COOPER
AND
TANNER



£420,000 Freehold

Hidden away in the heart of Axbridge is this unique and desirable two bedroom bungalow. Sitting on a generous plot with scope to extend subject to planning the property is well proportioned with surprising large gardens.

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DESCRIPTION

Hidden away in the heart of Axbridge is this unique and desirable two bedroom bungalow. Sitting on a generous plot with scope to extend subject to planning the property is well proportioned with surprising large gardens.

Entering the property from the side you are immediately welcomed into a porch area which leads directly into the kitchen. The kitchen is bright and airy triple aspect room with a dining area positioned at the front. The kitchen is fitted with an array of wall and base units and provides space for white appliances. The kitchen leads through to a hall which leads into all the other rooms and out to the side. The Living room is a large rear aspect room with panoramic views of the garden with a large window seat and access into the conservatory. The conservatory is bright and airy with doors leading out to the garden. There are two bedrooms the larger double is a dual aspect room with front and rear window and ample storage space with built in cupboards and drawers. The second bedroom is also a good sized side aspect double room. The bathroom is nicely laid out and presented with a walk in shower, basin and WC.

OUTSIDE

Entering from the road you find an allocated parking space for a small vehicle in the car port. There is access into the front gardens and into a side store area. The front garden is filled with a selection of mature flowers, shrubs and trees with a footpath that leads to the sides of the property and into the rear garden. The rear garden is a garden lovers dream. It is mostly laid to lawn with a patio area and pond. The garden is filled with colour from an array of mature flowers, trees bushes and shrubs. There is a stone built building at the rear of the garden which is perfect for development SSTP. The store is stone built and is currently split into three sections with a front aspect window and a door leading to the footpath at the rear which overlooks The Furlong.

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 has its own local facilities including a co-op food store, post office, hairdressers, doctors surgery, chemist 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 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

Believed to be all mains services

LOCAL AUTHORITY

Somerset county council

COUNCIL TAX

Band D

EPC RATING

TBC

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

DIRECTIONS

From The Square in the heart of the medieval town of Axbridge, proceed in a westerly direction towards Cheddar. The property can be found on the right hand side just opposite the entrance to The Pennings and Chestnut Avenue.





GROUND FLOOR
1406 sq.ft. (130.6 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 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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CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

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