

Moorland Street

Axbridge, BS26 2BA



£400,000 Freehold

Set in the heart of the thriving town of Axbridge, this three bedroom cottage is full of character and charm. The beautiful, mature rear garden is the heart of the home and there is rear vehicle access providing parking; a rare find in Axbridge!

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 3  2  1 EPC tbc

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DESCRIPTION

Entering through the front door, you are immediately welcomed into a spacious entrance hall. The front aspect sitting room is a charming space. From exposed beams to an open feature fire place, this room is full of character. The kitchen/diner is at the rear of the cottage. It is a open, sociable space which is partially divided with shelving. The kitchen is fitted with wall and base units, sink with mixer tap, integrated dishwasher, space for electric oven and an archway which leads to a larder area. UPVC French doors open from the dining room out to the rear garden. Off the kitchen, there is also a utility/boot room which has space and plumbing for white appliances and access to the rear garden. The ground floor also has a handy cloak room fitted with a vanity basin and low level WC. On the first floor, there are three double bedrooms. The master bedroom is a front aspect room and has a feature victorian style fire place. It also benefits from two built in wardrobes with sliding doors. The other two bedrooms are rear aspect, overlooking the garden. All bedrooms share the family bathroom which is fitted with a tiled shower cubicle, panelled bath with mixer tap, pedestal basin and low level WC. On the landing, there is a large airing cupboard where the gas boiler is housed. A degree of cosmetic updating is required.

OUTSIDE

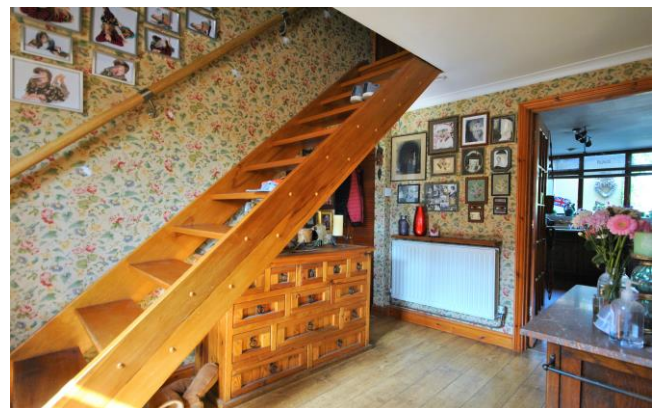
The rear cottage garden is an inviting space to enjoy and relax in the sunshine. There is a paved seating area, accessed from the French doors in the



dining room. Also, there is a shed which is a useful for storage. Steps lead up to the level lawn, where there is a second seating area, ideal for alfresco dining! The border of the garden is decorated with pretty and colourful flowers and shrubs and there is a mature apple tree planted. There is also a handy wood store. Towards the rear of the garden is the detached garage with power, lighting and water . Through double gates, there is vehicle access with security lighting to paved parking, a rare find in Axbridge! The cottage garden is ideal for those who love tinkering in the garden and enjoying privacy. It is fully enclosed with feature stone walling, creating a secure space.

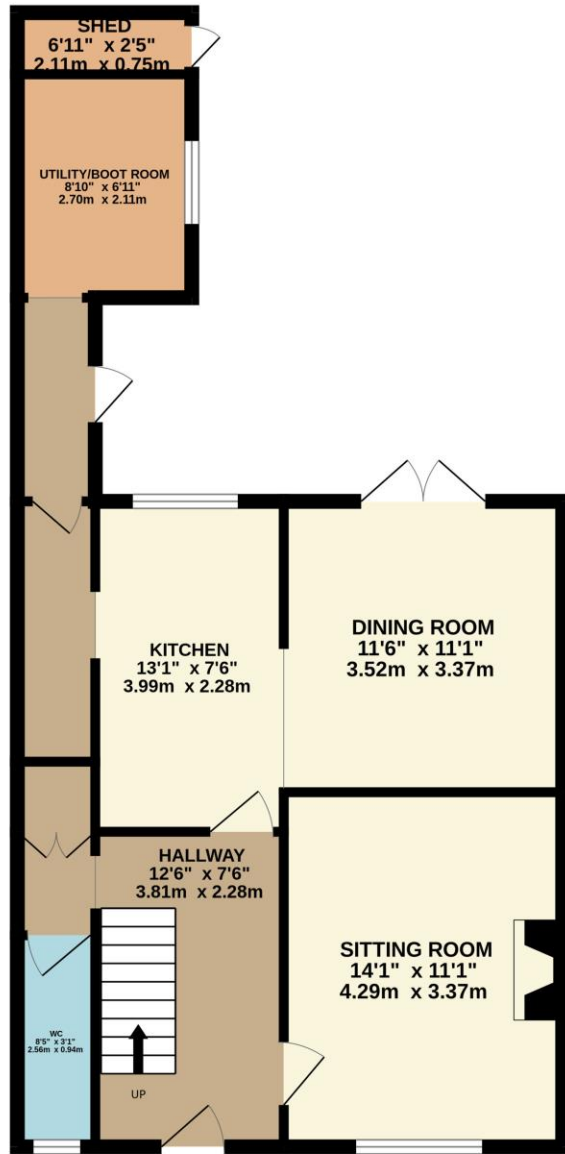
LOCATION

Axbridge is a town of great medieval charm, its rich history is apparent the moment you arrive and look at its streets and buildings. Many date partly from medieval times and were previously the homes of prosperous merchants, built in close proximity to each other in a long narrow profile and many have been much modified since. Later centuries have added their own houses and style variations to create the very intriguing mixture seen today. 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. Local facilities include co-op store, chemist, post office and doctors surgery and Axbridge First School.

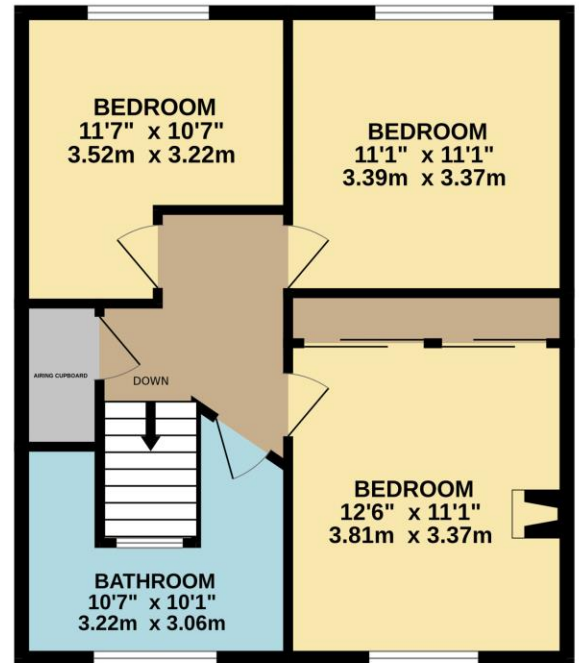




GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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AND
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