

Parkfield

Axbridge, BS26 2DD

COOPER
AND
TANNER



£323,000 Freehold

Sitting on a generous plot is this well proportioned three bedroom property. Benefitting from ample living space three bedrooms, driveway parking and a generous rear garden and garden room this property is a perfect family home.

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DESCRIPTION

Sitting on a generous plot is this well proportioned three bedroom property. Benefitting from ample living space three bedrooms, driveway parking and a generous rear garden and garden room this property is a perfect family home.

Offering versatile living the property offers a mixture of space and flexible living. The front aspect living room is light and airy and is equally a cosy room to enjoy on winter nights. There is a open fireplace and staircase which is accessed through a door and provides access to the first floor. The kitchen is a front aspect room and is fitted with a selection of wall and base units, a electric oven, hob with overhead hood, breakfast bar and with space for white appliances. There is a handy under stair cupboard, a downstairs bathroom fitted with a panelled bath, shower cubicle, WC and a pedestal sink. The ground floor is completed with a large conservatory which opens to the rear garden with windows overlooking and currently houses a further sitting and dining area.

The first floor houses the three bedrooms and a handy cloakroom. The cloakroom is fitted with a WC and a pedestal sink. The principle bedroom is a good sized front room. There are two further bedrooms with one at the front and one at the rear which overlooks the garden. The first floor is completed with a landing window and an over stair cupboard.

OUTSIDE

Sitting on a generous plot the property provides ample parking at the front for a couple of vehicles and is enclosed by walling at the front with access into the rear garden. The rear garden is a great space to sit and enjoy or for children to play in. Filled with an array of colour from mature flowers, plants and bushes and mostly laid to lawn the garden is a great space to enjoy. The garden is fully enclosed and benefits at the rear from a large shed and a garden room which is perfect to become another reception space, for garden storage, or could be used as gym or home workspace. There is also a patio area and decking directly of the conservatory.

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

Mains Electricity, Mains Gas, Mains Drainage, Mains Water

COUNCIL TAX BAND

Band B

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

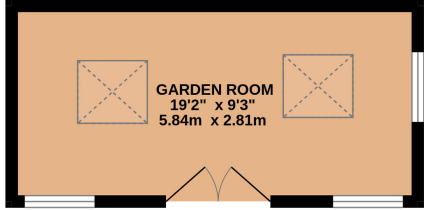
DIRECTIONS

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.

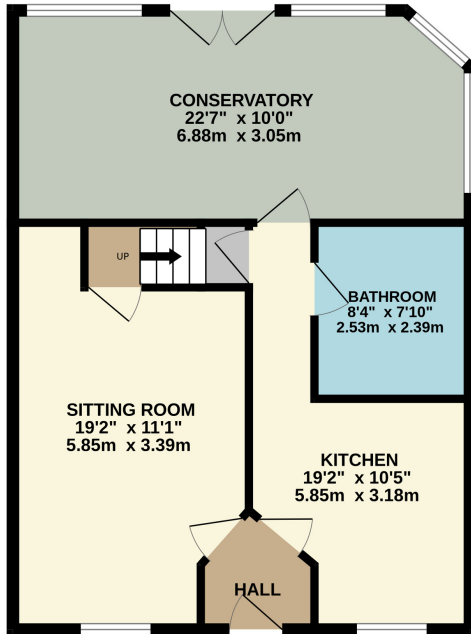
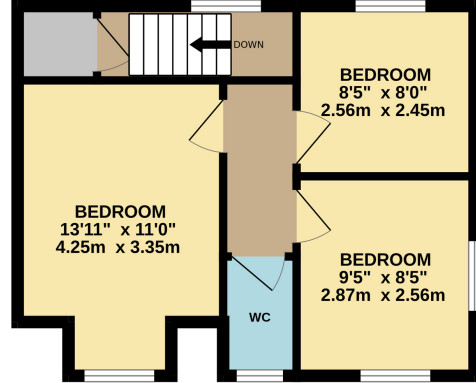




GROUND FLOOR



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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