

Sundale, Notting Hill Way, Lower Weare, Axbridge, Somerset.
BS26 2JN

£325,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

*** Link-Detached Bungalow - Popular Location - Priced to SELL ***

HouseFox are pleased to offer this spacious 3 bed garage link-detached bungalow offering generous living space, attached single garage, plenty of parking and a large level south west facing rear garden.

The property has been priced to sell & offers a significant discount to similar property in this desirable area reflecting the full refurbishment required throughout.

The bungalow due to its location within the coveted Kings of Wessex Schools catchment area, spacious living accommodation, large south west facing rear garden has the potential to put your own stamp on the property, either through renovation or (with appropriate permissions) extending either to the rear and/or into the roof as other similar properties have already done.

This property is sure to attract much attention, however, our vendors ask for serious enquiries from viewers who are ideally immediately proceedable or whose own property is at least on the market.

Lower Weare is a hamlet within easy reach of Bristol and lies on the south side of the Mendip Hills on the ancient moorland beyond. Local facilities include a highly regarded first school, plus church and pubs in the vicinity. The ancient medieval town of Axbridge and Cheddar, are a short drive to the North where there are more comprehensive shopping, social and recreational facilities. These include shops, banks, doctors, schools and church. The beauty spot of Cheddar Gorge, a well-known landmark, is a short walk away. Country activities in the area include riding, walking, caving, sailing and fishing.

Bristol, Weston-super-Mare, Bath and Wells are within easy reach and there is access to the national motorway network at junctions 20 and 21. To the north is Bristol International Airport with National rail links also readily available.

FEATURES

- Link-Detached Bungalow
- Three Bedrooms
- Spacious & Flexible Accommodation
- Large Level Plot Ripe for Extension
- Full Refurbishment Required
- Popular Hamlet
- Serious enquiries only please
- EPC - F
- Council Tax - Band D
- Freehold



ROOM DESCRIPTIONS

Hall

Doors to all principle rooms. Two cupboards.

Living Room

Large window overlooking rear garden. Sliding patio doors to Sun room

Kitchen

Front facing window. Range of fitted base & eye level units. Door to side passage.

Bedroom One

Rear facing window overlooking the garden.

Bedroom Three

Side aspect window. Wardrobe.

Bedroom Two

Front facing window.

Bathroom

Three piece suite comprising panel bath, low level WC & wash hand basin. Obscure window.

Covered side passage & rear sun room

Between the garage & the property an enclosed passage with doors to garage, cloakroom, & Utility room.

Doors to rear garden.

Cloakroom

WC

Utility Room

Useful store room to rear of Garage.

Garage

Up & over door, internal door to covered side passage.

Outside

Front Garden:

Laid predominantly to lawn. Attractive printed concrete driveway affords ample parking and leads to the Single Garage. Additional 5 bar gate opens onto lawn which can be used to accommodate boat, caravan or motorhome, if needed.

Rear Garden:

Largely south facing this large rear garden has a sunny orientation and is also quite private. Laid predominantly to lawn and paved patio with lots of potential to improve or extend into. Large garage size outbuilding.

Disclaimer & Room sizes

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Approximate total area⁽¹⁾
1147.76 ft²
106.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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