

Marron Close

Axbridge, BS26 2PE

COOPER
AND
TANNER



£399,950 Freehold

Set in the heart of Axbridge is this well proportioned four bedroom property which benefits from ample living space, a large driveway and an enclosed rear garden.

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BS26 2PE

 4  3  2 EPC TBC

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DESCRIPTION

Set in the heart of Axbridge is this well proportioned four bedroom property which benefits from ample living space, a large driveway and an enclosed rear garden.

Entering from the front you are welcomed into a large entrance porch where there is currently a large cupboard but could easily be used as a study. There is access through double doors to the living room and into the downstairs cloakroom where there is a WC and basin. The living room is a large dual aspect room with double doors opening to the kitchen, two front and a side aspect window and an open fireplace. The kitchen is a rear aspect room with a door opening to the garden. The kitchen is fitted with a selection of wall and base units and has space for white appliances. The open plan layout at the rear is perfect for family entertaining with a large dining area, side aspect window and stairs leading to the first floor. The ground floor is completed with a conservatory that enjoys panoramic views of the garden with doors opening out.

The first floor houses the four bedrooms and the bathroom facilities. The master bedroom is a large front aspect room with a built in wardrobe and its own en suite shower room. There are three further bedrooms with a front aspect double bedroom, a rear aspect double with built in wardrobes and a further rear aspect bedroom. There is also a handy landing cupboard and a family bathroom which is fitted with a panelled bath with over head shower, basin and WC.

OUTSIDE

The property benefits from a driveway which provides off-street parking for multiple vehicles. There is a front lawn area with a couple of trees with mature plants and a shingled path leading to the front door. There is also a rear gate providing access into the garden. The rear garden is fully enclosed and is mostly laid to lawn with a shingled path, patio areas and is filled with colour from a selection of flowers, plants and mature shrubbery. The garden is a tranquil space and is perfect for al fresco dining.

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 D

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

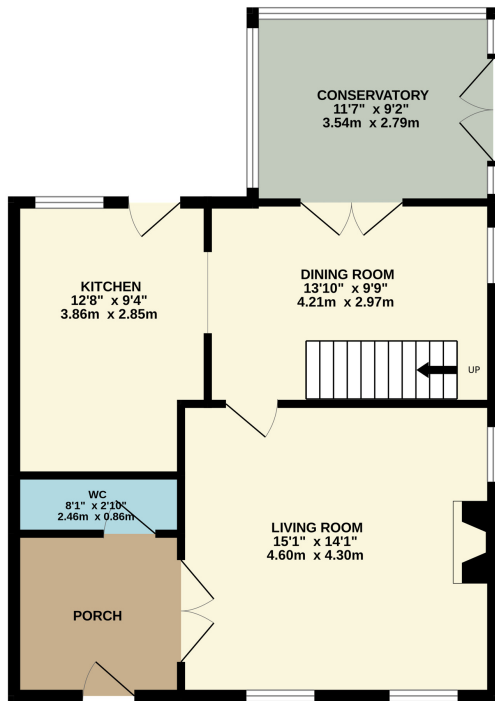
DIRECTIONS

From The Square in the heart of the medieval town of Axbridge, proceed in a westerly direction towards Cheddar. Take the first turning on the right after approximately 100 yards into Marron Close, where the property can then be found at the end of the cul de sac.

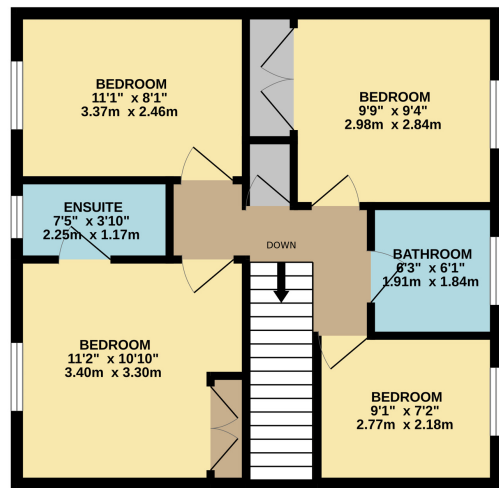




GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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