

Walnut Close

Axbridge, BS26 2DT

COOPER
AND
TANNER



£360,000 Freehold

A well-presented three-bedroom semi-detached modern family property set in a cul de sac position which benefits from ample living space, three bedrooms, driveway parking and an enclosed south facing rear garden that enjoys panoramic views over open countryside to the rear.

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DESCRIPTION

A well-presented three-bedroom semi detached family property set in a cul de sac position. Upon entering from the driveway, you are immediately welcomed into an entrance porch where there is storage for coats and shoes. The front aspect living room provides access to the first floor and into the kitchen. The kitchen/dining room is a bright and spacious room with patio doors opening into the garden and enjoying exceptional far reaching views. The kitchen is a spacious room and is fitted with an array of wall and base units and has space for appliances. There is an inner hallway which links the utility/cloakroom with access at the rear. The cloakroom is fitted with a low-level WC and pedestal sink and provides space for further appliances. The second reception room has its own access from the front and could perfectly be used as a study or a secondary living room and has shelved storage space.

The first floor houses the three bedrooms with a front aspect double enjoying exceptional countryside views. There is a further front aspect bedroom with a built-in cupboard and a good-sized rear aspect double which benefits from rural countryside views. The family bathroom is equipped with a panelled bath with overhead shower, low level WC and pedestal sink. The loft benefits from being boarded with a light and loft ladder. The house is warmed by gas central heating.

OUTSIDE

The front of the property benefits from a driveway allowing off street parking for a couple of vehicles with a well maintained frontal lawn area. The south facing rear garden is mostly laid to lawn and is fully enclosed. There is a veranda which is attached to the rear of the house which is perfect for enjoying the sun and makes this the perfect entertaining garden. The garden benefits from overlooking open countryside at the bottom.

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. The town benefits from a co-op store, pharmacy, doctors surgery, post office and hair salons. It also has its own first school. There is a Middle School and Kings of Wessex Academy in nearby Cheddar. 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

LOCAL AUTHORITY

Somerset County Council

SERVICES

All mains services

VIEWINGS

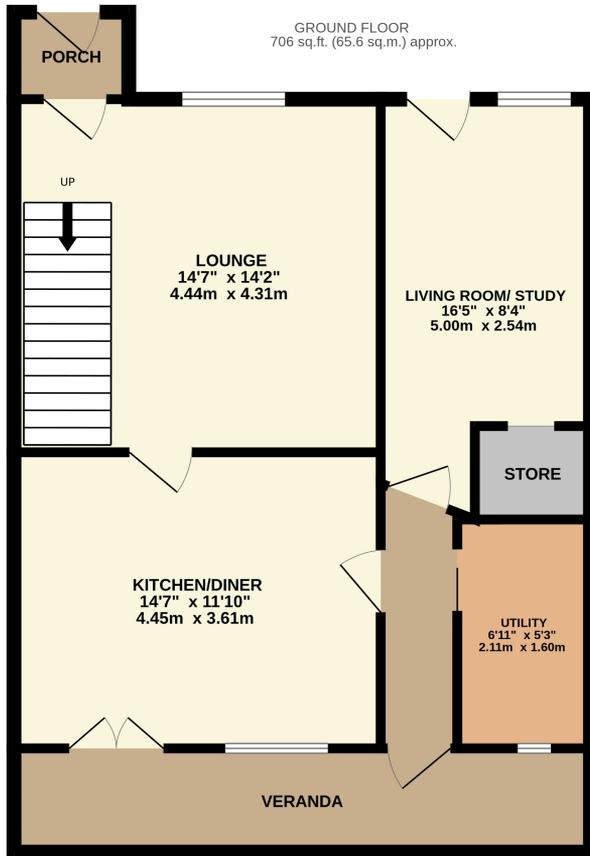
Strictly by appointment only - Please call Cooper and Tanner

DIRECTIONS

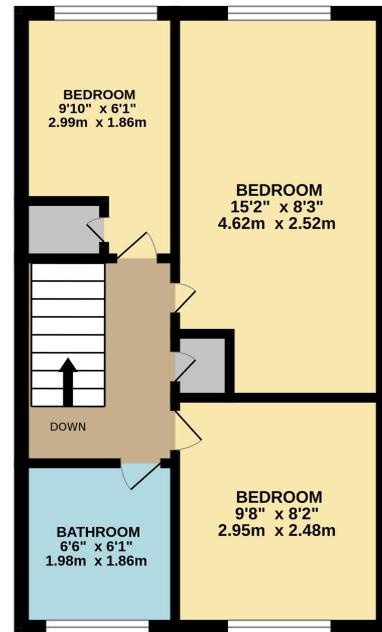
From The Square in Axbridge, proceed past The Lamb Inn into High Street, which becomes West Street. At the top, turn left into Houlgate Way, then continue along until you arrive at a right turning onto Cross Moor Road and then take the right onto Walnut Close. The property is the first property on the left hand side.







1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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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