

# Moorland Street

Axbridge, BS26 2BA

COOPER  
AND  
TANNER



## £415,000 Freehold

A detached property offered for sale subject to an Agricultural Occupancy Condition (AOC) and set in the most tranquil position on the outskirts of Axbridge and is just a 5 minute walk into the town square.

# Moorland Street Axbridge BS26 2BA

 4  2  2 EPC TBC

## £415,000 Freehold

### DESCRIPTION

A detached property offered for sale subject to an Agricultural Occupancy Condition and set in the most tranquil position on the outskirts of Axbridge and is just a 5 minute walk to town.

Internally the property benefits from a front aspect kitchen/breakfast room which is light and airy with an array of wall and base units and opens into a back porch and cloakroom. There is a good sized living room with patio doors opening out onto the patio area and out to the good sized, enclosed rear garden. There is also a dining room, three double bedrooms on the ground floor all which benefit from outstanding countryside views, a utility room and a family bathroom.

The first floor houses a large bedroom with two exceptional stores/loft rooms and an en suite bathroom.

### OUTSIDE

The front of the property benefits from a large driveway that provides ample off street parking for multiple vehicles. There is a access at the side into the rear garden that is mostly laid to lawn and is decorated with a selection of trees. There is a patio area and an outbuilding which is perfect for the storage of garden equipment and furniture.

### 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. It also has lovely scenery and walks such as the reservoir. Axbridge is well known for the Axbridge Church of England First School Academy and is 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

### SERVICES

Mains Electric, Mains Water via sub metered supply, Septic Tank

### COUNCIL TAX BAND

Band C

### VIEWINGS

Viewings are strictly by appointment only - please contact the branch to book a viewing

### DIRECTIONS

From The Square in the centre of Axbridge proceed into Moorland Street which is adjacent to The Chemist Shop. Continue down to the very bottom where the road joins Portmeade Drove. The property can be found on your right hand side.







TOTAL FLOOR AREA : 2117 sq.ft. (196.6 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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