

# Crossmoor Road

Axbridge, BS26 2DY

COOPER  
AND  
TANNER



**£379,950 Freehold**

A spacious modern four bedroom family home set in this desirable residential road, close to open farmland and a short distance from local amenities in the medieval square.

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## Axbridge

### BS26 2DY



EPC TBC

## £379,950 Freehold

### DESCRIPTION

This is a perfect home for the growing family in a desirable location and within walking distance of the medieval town square. The property benefits from an entrance porch with glazed door to the spacious bright sitting/dining room with French doors to the rear garden. There is a front aspect double glazed window and a door that leads into the light kitchen/breakfast room which has a rear aspect, upvc double glazed door and double glazed window overlooking the garden. It is well fitted with base and wall units and working surfaces and a breakfast bar. Built in oven and gas hob with extractor over and stainless steel sink unit and drainer. Plumbing for dishwasher and space for undercounter fridge. There is a handy larder cupboard and door to cloakroom with low level WC and wash hand basin. A door leads to the utility/storage room (part of the original garage) which now provides ample storage, plumbing for washing machine, shelving and wall mounted boiler. There is a door which leads to the front of the garage providing further storage. A staircase rises to the first floor from the living room and gives access to the four bedrooms and a bathroom. The master bedroom has a front aspect with double glazed window and built in cupboard and provides access to the loft. Bedroom two has a rear aspect and double glazed window. Bedroom three has a front aspect with double glazed window and the fourth bedroom has a rear aspect with roof light, laminate flooring and has some eaves storage. The family bathroom at the rear has a double glazed window, panelled bath with shower over, vanity unit with wash hand basin inset, low level WC and ceramic tiling. The property is warmed by gas central heating.

### OUTSIDE

To the front of the property a driveway provides parking and leads to the storage area (formal garage) with electric roller door. The front garden is level and laid to lawn and has a flower border with shrubs and low retaining wall. To the rear the garden is enclosed by panel fencing and has a large paved area ideal for garden furniture and to enjoy the south westerly aspect. Further garden is also laid to level lawn with flower and shrub borders. There is a timber garden shed.

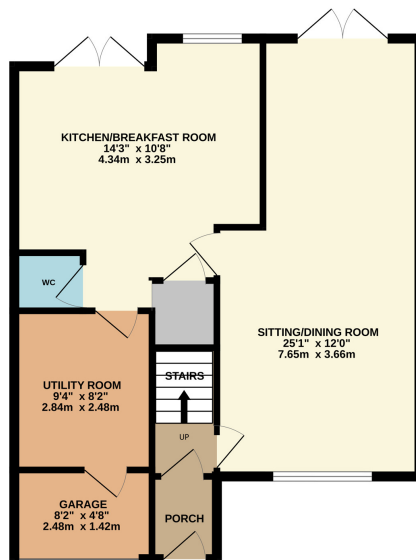
### LOCATION

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. 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.

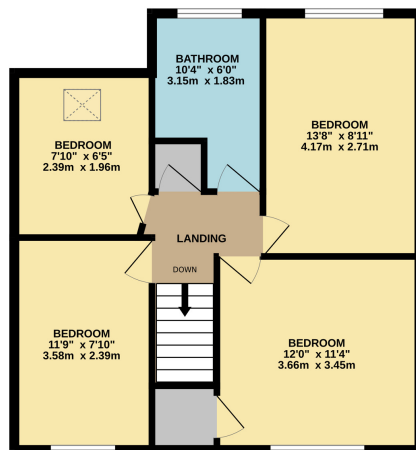




GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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