

# Parkfield

Axbridge, BS26 2DD

COOPER  
AND  
TANNER



**£330,000 Freehold**

A well proportioned three bedroom property set in the heart of Axbridge. The property offers Three Bedrooms, Living Room, Kitchen/diner, Family Bathroom, Off Street Parking and a good sized rear garden.

# Parkfield

## Axbridge

### BS26 2DD

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### DESCRIPTION

Entering the property from the driveway you are welcomed into a hallway which has access to most of the ground floor rooms. The living room is a front aspect room with a fireplace and with side and front aspect windows. There is another reception accessed from the living room which could be used as a dining room or a study and benefits from a front aspect window. The family bathroom is a good sized room with a rear aspect window and is fitted with a panelled bath with overhead shower, WC and pedestal sink. The kitchen is the hub of the house and is bright and airy with patio doors opening to the rear with skylights bringing in plenty of light. The kitchen is fitted with an array of wall and base units and has space for white appliances.

The first floor houses the three bedrooms which are all doubles. The master is a dual aspect room and there are further doubles found at the front and the rear.

### OUTSIDE

The front of the property allows off street parking for a couple of vehicles. There is a front area which is gravelled. The rear garden is a very good sized space and is perfect for entertaining. The rear garden is mostly laid to lawn, with a patio area. The garden is fully enclosed with fencing and is safe space for children to play or for families looking to entertain.

### 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

Mains Electricity, Mains Gas, Mains Drainage, Mains Water

### COUNCIL TAX BAND

B

### EPC RATING

D

### LOCAL AUTHORITY

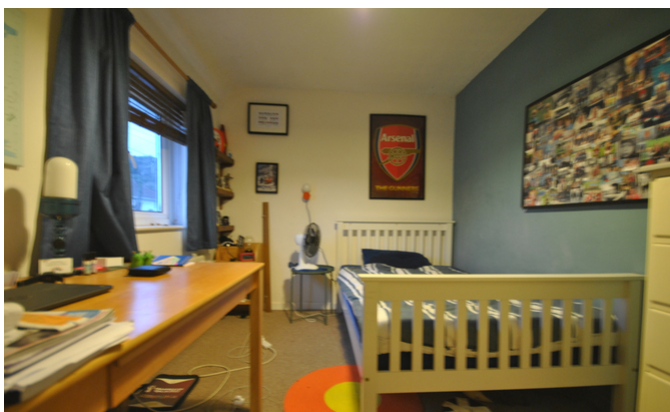
Somerset County Council

### VIEWINGS

Strictly by Appointment Only - Please Call Cooper and Tanner

### DIRECTIONS

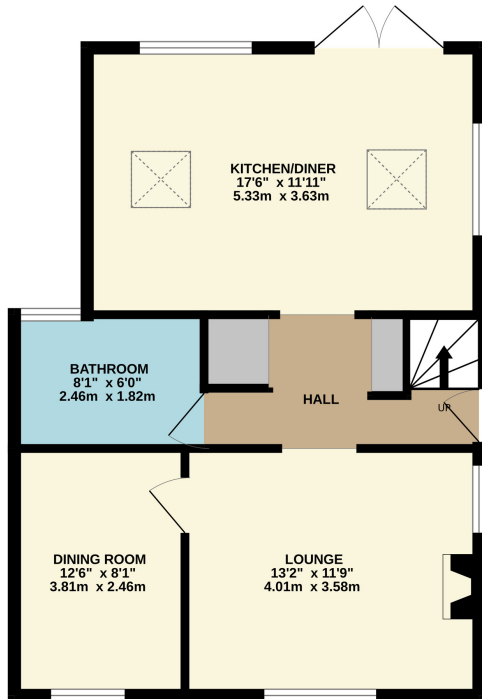
From The Square in Axbridge, turn right in an easterly direction towards Cheddar, passing the Town Hall and Post Office. Continue for approximately a quarter of a mile and take the second turning right into Parkfield Road. The property will be found approximately a third of the way along on the left hand side.



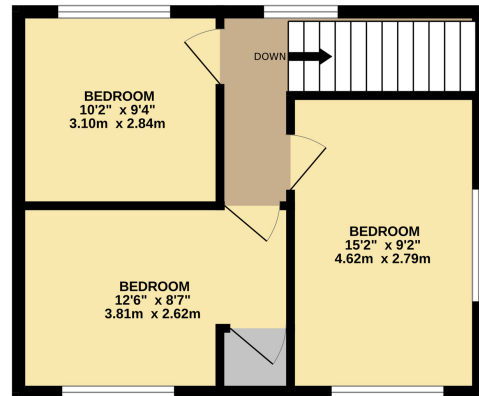




GROUND FLOOR



1ST FLOOR



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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