

Old Coach Road

Axbridge, BS26 2EH

COOPER
AND
TANNER



£495,000 Freehold

Standing on a large level plot this individual three bedroom detached property is located in the beautiful rural village of Cross and offered with no onward chain.

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DESCRIPTION

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Entering the property from the front you are welcomed into a good sized hallway that provides access into most of the ground floor rooms. The hallway benefits from handy cupboard space which is located at the foot of the stairs. There is a family shower room, conveniently positioned by the front door and houses a shower cubicle, basin and WC. The living room is a large triple aspect room with a large front aspect window and a large rear window and side window which both take in garden views. The lounge benefits from a open fireplace and access into a further reception room with windows at all sides and has access into the garden through double doors and into the kitchen. The kitchen is a rear aspect room and has space for appliances and is fitted with a selection of wall and base units and opens to the utility room. The utility has further space for appliances with access into the garage and to the rear garden.

The first floor houses the three bedrooms and the family bathroom. The bathroom is a front aspect room and is fitted with a panelled bath, WC and basin. The principle bedroom is a front and side aspect room and benefits from fitted wardrobes. The two further bedrooms are both doubles and both enjoy garden views. They are both fitted with a storage cupboards with the third bedroom conveniently having access into the eaves where there is further storage space or potential to extend into dependant on gaining the necessary consents. The property is warmed by oil central heating.

OUTSIDE

Externally the property benefits from a large driveway that provides off street parking for multiple vehicles and there is access into the rear garden through the side gate and into the garage through the electric up and over door. The rear garden is a lovely space for children to play or is a great entertaining space. The garden is laid mostly laid to lawn and is fully enclosed. The rear garden is filled with colour from a selection of mature flowers, trees and plants and there is currently an oil tank and a hard standing where further storage could be created. The garage is a good

sized, dry space with a side aspect window, electricity, lighting and access into the utility room providing access back into the property.

LOCATION

Compton Bishop and Cross is a semi-rural hamlet, set in an idyllic position in the lea of the Mendip Hills. Popular with hikers, walkers and ramblers, Cross has two village Inns and is ideally located adjacent to the A38 and a short drive away from the historic town of Axbridge.

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 drainage, mains electricity, mains water, oil central heating

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX BAND

Band F

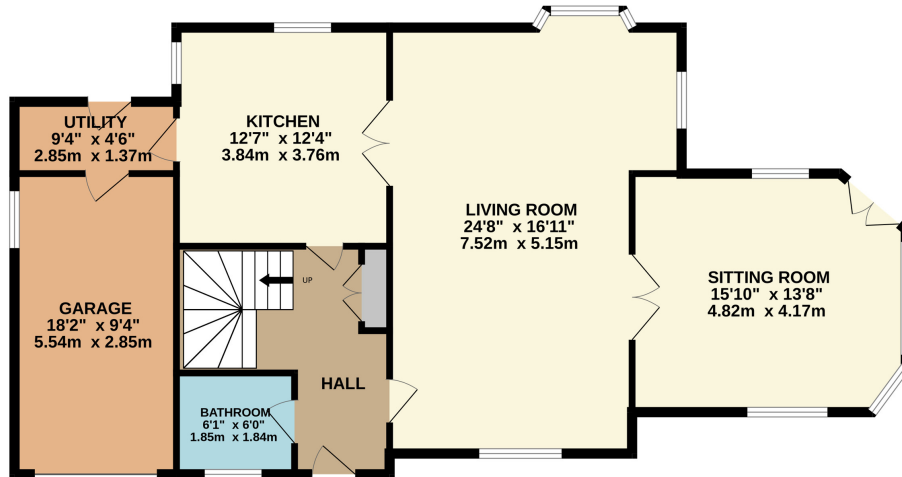
VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

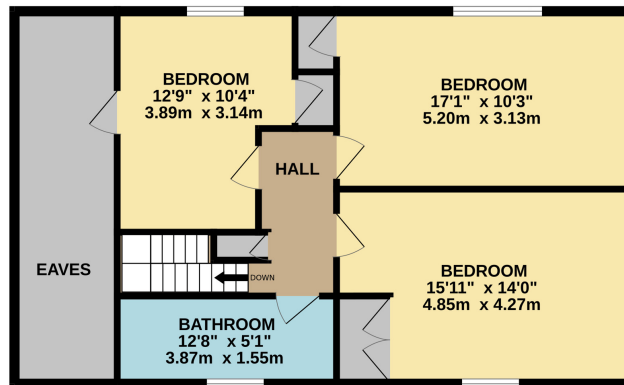




GROUND FLOOR
1104 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 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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