

# Parkfield

Axbridge, BS26 2DD

COOPER  
AND  
TANNER



## £340,000 Freehold

Set in the heart of Axbridge and boasting ample living space is this well presented three bedroom family home. The property benefits from a large garden, driveway, and is close to Town amenities.

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### DESCRIPTION

Set in the heart of Axbridge and boasting ample living space is this well presented three bedroom family home. The property benefits from a large garden, driveway, and is close to Town amenities.

Entering the property through the front door you are welcomed into the entrance hall where there is access into most of the ground floor rooms and to the first floor. The living room is a large front aspect room with a large front and a side window. The living room has space benefits from a wood burner and has access into the kitchen. The kitchen is a front aspect room and is fitted with a selection of wall and base units and has space for appliances. The family bathroom is located off the hallway and is fitted with a paneled bath with overhead shower, basin and a WC. There is also a hallway cupboard and stairs to the first floor. The ground floor is completed with a large sun room which enjoys access to the rear garden double doors, panoramic views of the garden, a large storage cupboard and access into the garage.

The first floor houses the three bedrooms. There is a large front access bedroom, a further front aspect room with a built in wardrobe and a rear bedroom which enjoys views of the garden.

### OUTSIDE

The front of the property benefits from a good sized driveway that provides off street parking for multiple vehicles. There is access from the front into the garage through double doors and into the house. The garage links back into the sun room and has access at the side into the garden with a rear aspect window, with the benefit of power and lighting. The rear garden is a great space and perfect to entertain in or to allow children to play safely. The rear garden is mostly laid to lawn and is decorated with a selection of mature trees and mature shrubs. There is also a patio area which borders the property and a bottom area of the garden which is accessed through a wooden gate where a small shed can be found.

### 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.

### SERVICES

All mains services

### TENURE

Freehold

### COUNCIL TAX

Band B

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

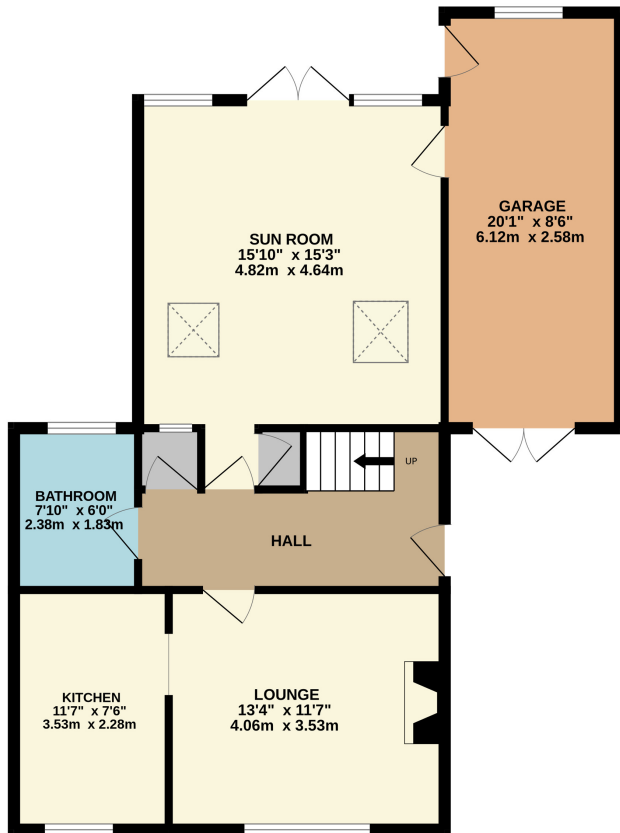
### DIRECTIONS

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 towards the bottom on the left hand side.

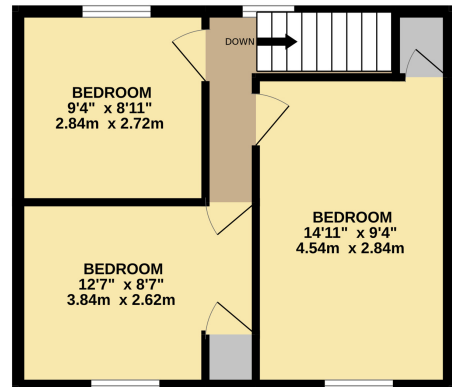




GROUND FLOOR  
801 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.4 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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## CHEDDAR OFFICE

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