

Houlgate Way

BS26 2BY

COOPER
AND
TANNER



£435,000 Freehold

Set in the heart of the medieval town of Axbridge and close to town amenities is this well proportioned four bedroom family home with ample living space, garage, driveway parking and a rear garden.

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DESCRIPTION

Set in the heart of the medieval town of Axbridge and close to town amenities is this well proportioned four bedroom family home with ample living space, garage, driveway parking and a rear garden. Entering the property from the front you are welcomed into a hallway. Immediately to the right is a cloakroom with WC and a pedestal sink. The kitchen/breakfast room is on the left with a front aspect window, a fitted selection of wall and base units and with space for white appliances and a breakfast table. The hallway provides access to the first floor with an under stair cupboard and a further hallway cupboard which is ideal for storage. The rear of the property benefits from a large living room which opens into the conservatory, into the study and to the rear through patio doors. The light and airy conservatory is perfect for entertaining and opens out into the garden and benefits from garden views. There is a study which opens to the rear and into the utility room. The utility room links the study and the garage and has a Belfast sink and space for appliances. The garage can also be accessed from the front through an up and over door and has ample storage space, power and lighting.

The first floor houses the four bedrooms and the bathroom facilities. The principal bedroom is a front aspect room built in the extended part of the property and is equipped with fitted wardrobes. The principal bedroom opens into the en-suite bathroom which is fitted with a corner shower, low level WC and sink with vanity unit. There are two further rear aspect bedrooms; both overlook the garden, a good sized double, with the smaller currently being used as a study. There is a further double bedroom at the front of the property and a family bathroom which is fitted with a panelled bath and overhead shower, WC and a pedestal sink. There is also an airing cupboard and access into the loft.

OUTSIDE

The front of the property benefits from a driveway which provides off street parking for a couple of vehicles. The rear garden is mostly laid to patio and is fully enclosed. The garden is a perfect space for entertaining with a couple of separate seating areas, a wooden shed and some raised beds where there are currently mature plants. There is also rear access into the garden from the footpath running behind the property.

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 water, mains drainage, mains gas, fibre-optic broadband is available at property edge

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

Band D

EPC RATING

D

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

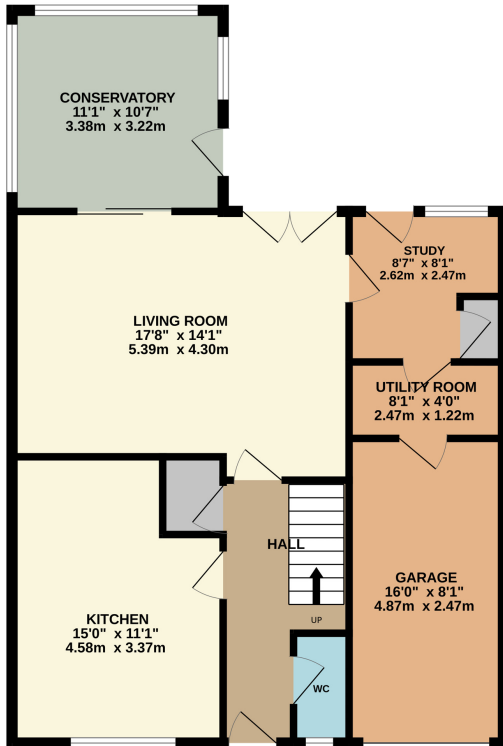
DIRECTIONS

From Cheddar take the A371 in a westbound direction and follow the road out of the village. Continue along onto the Axbridge bypass, ignoring the first signed turning into Axbridge. Take the second turning into Axbridge and at the road junction turn left into West Street and immediately right into Houlgate Way, continue along and the property can be found in the top right hand corner of the cul de sac opposite the Doctors surgery.

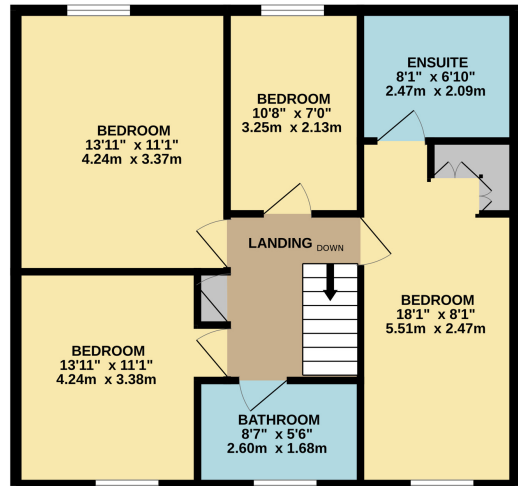




GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1488 sq.ft. (138.3 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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