



ORCHARD ROAD, AXBRIDGE, SOMERSET. BS26 2DB



£315,000 FREEHOLD

Passionate about Property

Semi-detached three bedroom home situated in a cul-de-sac a short walk from Axbridge Square, recreation areas and the local school. The property offers huge scope to extend, with a large West-facing rear garden and off street parking. Call now to arrange a viewing!

Council Tax Band: B

Location

In the middle ages, Axbridge was once an important wool producer, and in earlier times a river port. This was reflected in its early charters, allowing it to hold markets, fairs and become a royal borough. It even had it's own mint, with coins showing the Towns 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 today visitors can wander the winding streets and soak up the wonderful history that remains.

Axbridge has a warm sense of community at its heart, and offers a wide range of events, clubs and activities. As well as two excellent pubs, a co-op store and post office, Axbridge square also boasts a wonderful monthly farmers market.

Axbridge is well located for commuting to local business centre of Wells, Cheddar, Weston-Super-Mare and Bristol, via the nearby M5 and A38 Bristol International Airport is a 20 minute drive away.

Entrance Hall

Door to front. Carpeted flooring and stairs to first floor. Radiator. Open access to kitchen and doors to:

Living Room

Upvc double glazed window to rear. Carpeted flooring. Open fireplace (not in use)

Dining Room

Upvc double glazed window to rear. Carpeted flooring. Radiator. Original fireplace (not in use)

Kitchen

Upvc double glazed window to front. Contemporary fitted kitchen with space for appliances. Door to:

Side Porch / Utility

Upvc double glazed door to front garden. Window to front. space and plumbing for appliances. Glazed door to kitchen. Upvc double glazed door to rear garden. Door to:

Garden Store

A useful storage room which could be converted. Power and light.





First Floor Landing

Upvc double glazed window to front. Carpeted flooring. Loft access.
Doors to:

Bedroom 1

Upvc double glazed window to rear. Radiator. Original fireplace (not in use) Carpeted flooring.

Bedroom 2

Upvc double glazed window to rear. Carpeted flooring. Radiator. Cupboard housing gas boiler (replacement boiler to be fitted February 2024)

Bedroom 3

Upvc double glazed window to front. Radiator. Carpeted flooring. Built-in cupboard.



Bathroom

Upvc double glazed window to side. Bath with shower over. Pedestal wash basin. WC. Radiator. Vinyl flooring.

Front Garden

Mature front garden with a pathway to two entrance doors and side access to rear garden.

Rear Garden

Large West-facing level rear garden that is predominantly laid to lawn with a stone paved seating area and a garden shed with power and light.

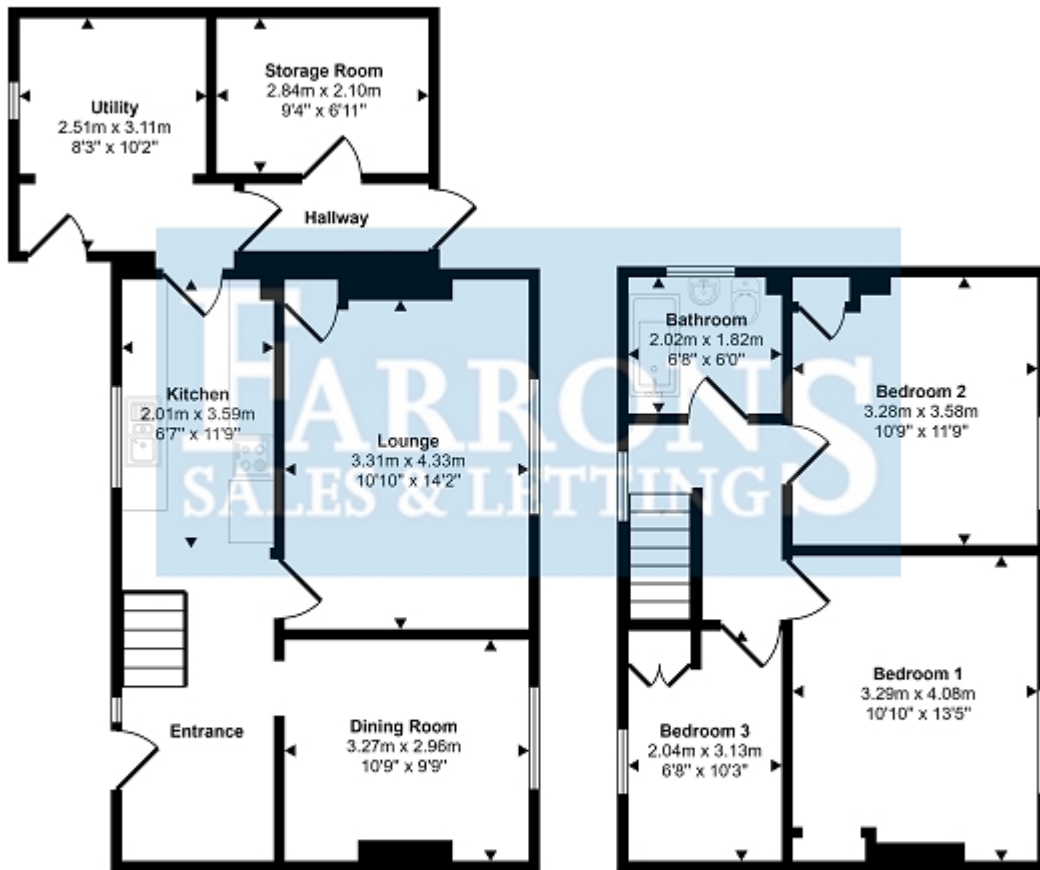
Material Information

- Council Tax Band B
- Freehold
- Semi-Detached House
- Former Airey House - Re-built external walls in 1988 to Halifax Accepted Scheme Standard
- Electricity, Water, Gas, Sewerage - Mains Supplied
- Gas Heating - New Boiler Being Fitted Feb / March 2024
- Broadband - Copper Wire
- No Known Building Safety Concerns
- Restrictions - None Known
- Rights / Easements - None Known
- Has The Property Flooded In The Past 5 Years - No
- No Active Planning Applications
- No Accessibility Adaptations Made
- Coalfield / Mining Area - No



Passionate about Property

Approx Gross Internal Area
104 sq m / 1119 sq ft



Ground Floor
Approx 61 sq m / 658 sq ft

First Floor
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract