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**ORCHARD ROAD, AXBRIDGE, SOMERSET. BS26 2DB**



**£335,000 FREEHOLD**

# Passionate about Property

Extended three / four bedroom semi-detached family home, situated a short walk from the centre of Axbridge and the local school. The property has the benefit of three reception rooms downstairs, a ground floor WC, large utility area, generous gardens and gated driveway 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

Double glazed door with side panels to front elevation. Laminate flooring. Radiator. Carpeted stairs to first floor. Doors to:





**Dining Room (10' 09" x 9' 07" ) or (3.28m x 2.92m)**

Upvc double glazed window to rear. Carpeted flooring. Feature stone fireplace. Radiator.

**Living Room (15' 04" x 10' 10" ) or (4.67m x 3.30m)**

Upvc double glazed window to rear. Carpeted flooring. Radiator. Feature stone fireplace. Glazed door to:

**Inner Hallway**

Vinyl flooring. Upvc double glazed door to rear garden. Doors to:

**Downstairs W.C**

Upvc double glazed window to side. Pedestal was basin and WC. Radiator. Loft access. Vinyl flooring.

**Bedroom 4 / Study (8' 08" x 8' 01" ) or (2.64m x 2.46m)**

Upvc double glazed window. Radiator. Carpeted flooring

**Kitchen (11' 09" x 6' 11" ) or (3.58m x 2.11m)**

Galley kitchen with fitted wall and base units and space for appliances. Upvc double glazed window to front. Door to utility and garden store.





**Utility / Garden Store / WC**

Windows and doors to front and rear. Separate WC (not in use) a handy space with two rooms for storage, further appliances etc.

**Landing**

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

**Bedroom 1 (12' 08" x 10' 07" ) or (3.86m x 3.23m)**

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

**Bedroom 2 (11' 07" x 10' 08" ) or (3.53m x 3.25m)**

Another double bedroom with upvc double glazed window to the rear. Radiator. Carpeted flooring. Built-in cupboard.

**Bedroom 3 (10' 02" x 6' 09" ) or (3.10m x 2.06m)**

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





### Shower Room

Upvc double glazed window to side. WC. Pedestal wash basin. Walk-in double shower cubicle. Heated towel radiator. Vinyl flooring.

### Front Garden & Driveway

Secluded and pretty front garden that borders the gated driveway providing parking for up to three vehicles.

### Rear Garden

This large garden has been thoughtfully landscaped with privacy and a sense of tranquility in mind. The stone paved patio area adjoining the rear extension provides a pathway to the two two timber summerhouses, an additional patio and the lawn. A wide variety of trees are planted intermittently throughout the garden, which is enclosed by timber fencing.

### Material Information

Council Tax Band B

Freehold

Semi-Detached House

Former Airey House

Electricity, Water, Gas, Sewerage - Mains Supplied

Gas Heating

Broadband - Copper Wire (fibre connection in road)

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

### Solar Panels Information:

Installed by the owners June 2021

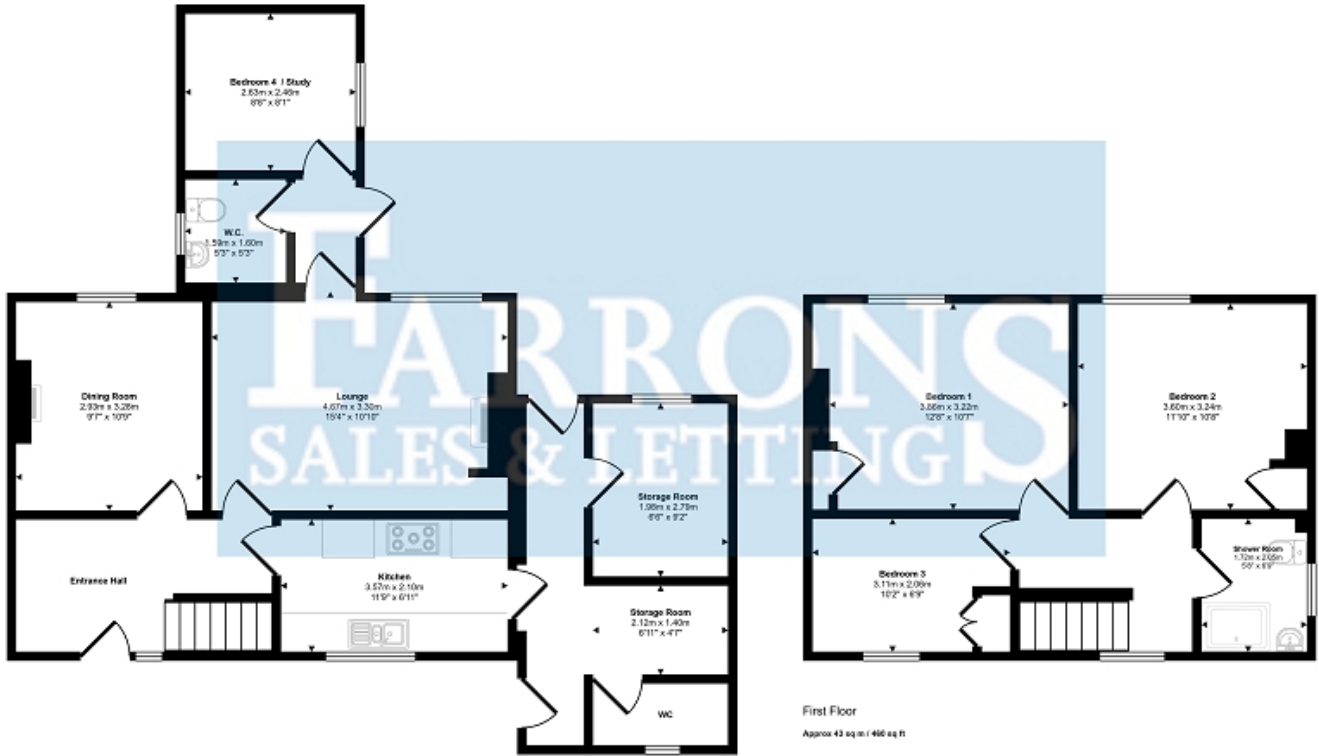
Average earnings £421.08 a year

It has a 6Kw capacity



# Passionate about Property

Approx Gross Internal Area  
115 sq m / 1231 sq ft



Ground Floor  
Approx 72 sq m / 777 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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