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HILLSIDE, AXBRIDGE, SOMERSET. BS26 2AN



£475,000 FREEHOLD

Passionate about Property

360 VIRTUAL TOUR AVAILABLE Individual semi-detached four bedroom family home, situated in an elevated position with TREMENDOUS PANORAMIC VIEWS that take in Cheddar Reservoir and around to Brent Knoll. The property has the benefit of a huge living room, dining room, kitchen / breakfast room, en suite to the spacious master bedroom, designated parking and generous tiered gardens to enjoy the view!

Location

The property is located on Hillside, set in an elevated position looking back over the Medieval town of Axbridge, Somerset.

In the middle ages, Axbridge was once an important wool producer, and in earlier times a river port. 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

Composite door with double glazed panel inset. Tiled flooring. Exposed stonework. Access to:





Kitchen / Breakfast Room (18' 11" x 11' 08") or (5.77m x 3.56m)

Fitted kitchen with solid wood work surfaces, Belfast sink, space for appliances, exposed beams, tiled flooring, upvc double glazed window to front. Gas combi boiler.

Dining Room (16' 02" x 7' 03") or (4.93m x 2.21m)

Oak flooring, exposed stonework, radiator, stairs to first floor, door to:

Living Room (22' 08" x 15' 01") or (6.91m x 4.60m)

Tremendous reception room with dual aspect double glazed windows that provide an outstanding panoramic view between Cheddar Reservoir and Brent Knoll. Inglenook fireplace. Oak flooring. Separate stone fireplace and bar.

Landing

Carpeted flooring, radiator, loft access, two Upvc double glazed windows, built in cupboards, doors to:



Bedroom 1 (14' 08" x 12' 11") or (4.47m x 3.94m)

Dual aspect upvc double glazed windows to the rear and side elevations. Upvc double glazed door to stone paved terrace providing a lovely view over Axbridge. Radiator. Laminate flooring. Door to:





En Suite

Upvc double glazed window to side. Double shower cubicle. WC. Wash basin. Heated towel radiator. Tiled flooring.

Bedroom 2 (16' 10" x 9' 11") or (5.13m x 3.02m)

Another excellent double bedroom with a large upvc double glazed picture window providing an exceptional panoramic view of Cheddar Reservoir to Brent Knoll. Carpeted flooring. Two radiators. Built-in cupboard. Brick built fireplace.

Bedroom 3 (10' 05" x 7' 10") or (3.18m x 2.39m)

Upvc double glazed window. Radiator. Carpeted flooring.

Bedroom 4 (10' 01" x 6' 09") or (3.07m x 2.06m)

Upvc double glazed window. Radiator. Carpeted flooring.





Bathroom

Upvc double glazed window. Bath with shower attachment. WC. Pedestal wash basin. Tiled flooring. Radiator.

Parking

There are two designated parking areas for the property. One by the front gate with the steps leading to the front entrance, and the other in the parking / turning area just to the left of the property at the end of the lane (see photograph showing this parking space)

Gardens

Generous gardens over three tiers exist to the front and rear. A mixture of stone paved, raised decked seating areas and lawn space, where you are never far from the exceptional views!

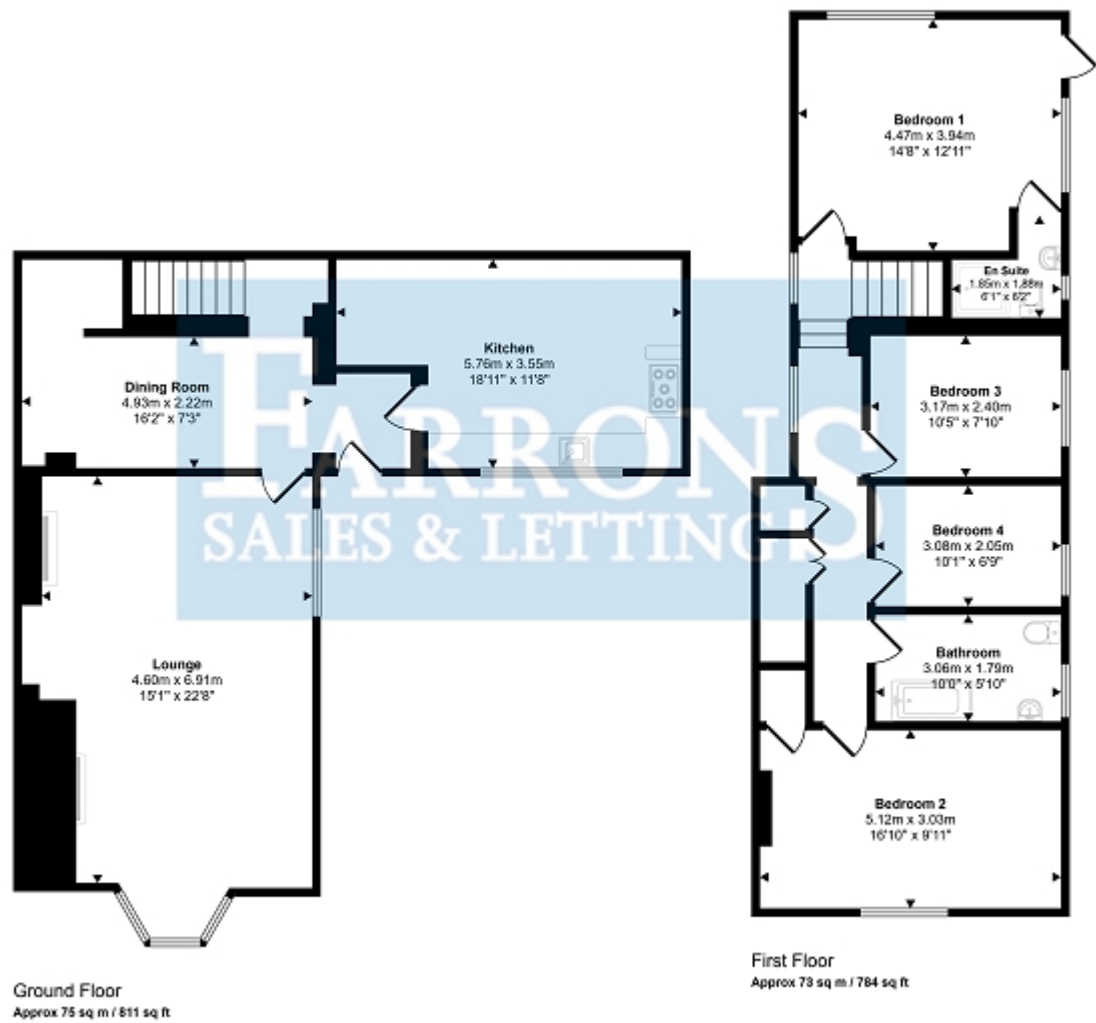
Material Information

Awaiting vendor comment.



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Approx Gross Internal Area
148 sq m / 1595 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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