



**TURNPIKE ROAD, LOWER WEARE, AXBRIDGE, BS26 2JF**



**£250,000**



# Passionate about Property

NO ONWARD CHAIN! Well presented and maintained two bedroom cottage situated in Lower Weare. The property provides some lovely period features, spacious living accommodation, a contemporary kitchen, large workshop and a generous, secluded rear garden and parking. Call now to view!

## Location

The village of Lower Weare is situated on the main A38 south of the Mendip Hills and in a designated area of outstanding natural beauty. Local amenities include a popular first School in Upper Weare, Church, Local Shop/Petrol Station and Public House. The Medieval town of Axbridge, Wedmore, Cheddar and Winscombe are all within a short drive offering a comprehensive range of shopping, social and recreational facilities. The general area is well known for its outdoor activities including: Walking and Horse Riding on The Mendips, Sailing on Cheddar Reservoir and Golf at a range of local courses. The senior school for this area is the popular Kings of Wessex School in Cheddar with the middle school at Hugh Sexey's in Blackford. Private schools within the area include: Sidcot School, Wells Cathedral School, Millfield and The Downs at Wraxall.

## Directions

From the village of Winscombe proceed to the Sidcot traffic lights and turn right onto the A38. Follow this road for approx 3 miles into the village of Weare. The property is located on the right hand side of the road just after you pass The Lamb Public House.

## Entrance

Entrance via wooden door to front to:

## Living Room (18' 10" x 11' 08" ) or (5.74m x 3.56m)

A large living/dining room with two double glazed windows to the front. Radiator. Carpeted flooring. Fireplace housing an electric fire. Wall lights. Exposed beams and stonework. Door to:

## Kitchen / Breakfast Room (17' 05" x 8' 05"Max Max) or (5.31m x 2.57m Max)

Extensive contemporary fitted kitchen with rolled edge work surfaces, tiled splash backs, stainless steel sink, freestanding double oven, extractor hood, washing machine, tiled floor, radiator, spotlights. Upvc double glazed windows to rear. Exposed stonework. Under-stairs cupboard with power and light. Door to rear.





### **Landing**

Spacious landing suitable for use as a study area, with Upvc double glazed window, cupboard housing the gas boiler, radiator, exposed beams and access to:

### **Bedroom 1 (11' 04" x 9' 00" ) or (3.45m x 2.74m)**

Upvc double glazed window to front offering countryside views. Carpeted. Radiator. Built in triple wardrobe. Exposed beams. Loft access.

### **Bedroom 2 (11' 02" x 9' 00" ) or (3.40m x 2.74m)**

Upvc double glazed window to front offering countryside views. Radiator. Carpeted. Built in triple wardrobe.

### **Bathroom**

Upvc double glazed window to side. Velux window to rear. Part tiled walls, tiled floor. P-shaped bath with shower over. WC. Pedestal wash basin. Heated towel rail.



### **Driveway and Garden**

Off street parking for two vehicles. The long rear garden runs from beyond the workshop to the rear of the plot, offering secluded, simply maintained gardens to work on and enjoy. There is a timber shed that is included in the sale.

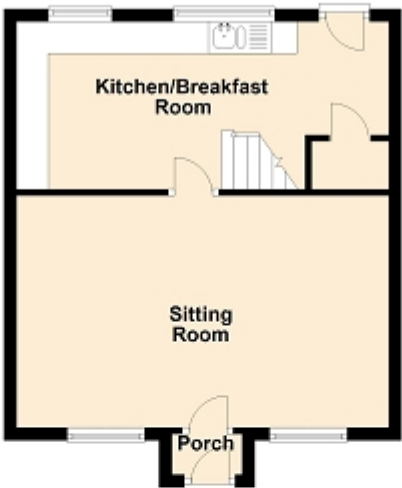
### **Workshop (13' 00" x 12' 08" ) or (3.96m x 3.86m)**

Door to front, window to rear. Power and light. Storage cupboards and work bench will be included.



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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(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