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TOWNSEND, AXBRIDGE, SOMERSET. BS26 2AJ



£725,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! STEP BEYOND THE GATES AND SEE EXACTLY WHAT THIS EXCEPTIONAL RESIDENCE HAS TO OFFER!
Situated a short walk from Axbridge town square and a wealth of local amenities, this tremendously charming 4 /5 BEDROOM property is a fabulous family home with many memorable and characterful features, sure to attract buyers keen to enjoy it with their loved ones for years to come.

Location

The property is located a short walk from the Medieval town square 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, 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. Another attractive feature of Axbridge for a family, is the wealth of reputable private and state schools in the area.

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 a 20 minute drive away.

Entrance Porch

Stone built with a pitched, tiled roof to:

Dining Room (16' 05" x 13' 0") or (5.00m x 3.96m)

Dual aspect double glazed windows, radiator, solid Oak wood flooring, open fireplace with log burner serving both the dining room and lounge, storage cupboard, glazed doors to kitchen and to:





Lounge (19' 01" x 16' 11") or (5.82m x 5.16m)

Dual aspect double glazed windows and French doors to the garden. Carpeted flooring. Radiator.

Kitchen / Breakfast Room (16' 09" x 14' 02") or (5.11m x 4.32m)

Dual double glazed windows, extensive fitted kitchen with space for appliances, built-in double oven and electric hob, flagstone tiled flooring. Under-stairs storage cupboard. Glazed windows and door to stairs to first floor. Radiator. Glazed door to:

Utility Room (13' 08" x 6' 10") or (4.17m x 2.08m)

Double glazed windows and stable door to the garden. Base unit with sink over and space for appliances. Gas boiler. Tiled flooring. Radiator. Doors to downstairs bedroom, wet room and separate WC.

W.C.

Window to side. WC. Wash basin. Tiled flooring.

Downstairs Bedroom / Garden Room (18' 04" x 6' 09") or (5.59m x 2.06m)

Double glazed French doors, slight and window to the garden. Solid Oak wood flooring. Radiator.

Shower Room

Suitable for those with mobility issues / disability. WC, wash basin, tiled walls and flooring, shower area.





First Floor Landing

Carpeted flooring, radiator, three Velux windows, doors to:

Bedroom 1 (17' 10" x 12' 03") or (5.44m x 3.73m)

Large master bedroom with dual aspect double glazed windows providing lovely views of the garden and surrounding countryside. Carpeted flooring. Two radiators. Door to:

En Suite

Velux window. WC, pedestal wash basin, bath with shower over, heated towel radiator.

Bathroom

Velux window. WC, pedestal wash basin, bath with shower over, heated towel radiator.

Bedroom 2 (15' 04" x 12' 06") or (4.67m x 3.81m)

Spacious double bedroom with double glazed window providing a far reaching view. Carpeted flooring. Radiator.



Bedroom 3 (14' 08" x 10' 11") or (4.47m x 3.33m)

Another impressive double bedroom with double glazed window providing a far reaching view. Carpeted flooring. Radiator. Built-in double wardrobe. Loft access.





Bedroom 4 (15' 0" x 8' 11") or (4.57m x 2.72m)

Another double bedroom with double glazed window providing a pretty view over the garden. Carpeted flooring. Radiator.

Gated Driveway & Parking

Impressive high side hinged gates through a natural stone wall lead to the parking area within the grounds. There is a separate pedestrian gate with intercom enabling contact with the residence inside for visitors use.

Gardens

Gorgeous garden, with level South-facing lawn, stone paved patio area and well tended borders. Fully enclosed, providing peace of mind for children and pets to enjoy. Lean to garden store attached to the end of the property, as well as a separate stone built small outbuilding to the rear of the garden.

Solar Panels

There are solar panels to the roof with income from a feed in tariff - please enquire for more details.

Please Note:

Recently re roofed with new loft insulation and strengthened, fully treated timbers.

Material Information

Council Tax - Band D

Tenure - Freehold

Property type - Semi-detached

Property Construction - Stone, some blockwork to modern extension

Electricity, gas, water - all mains connected

Sewerage - Septic tank

Heating - gas central heating

Broadband - Copper wire

Any known building safety concerns - no

Are there any restrictions / covenants - no

Are there any rights / easements - No

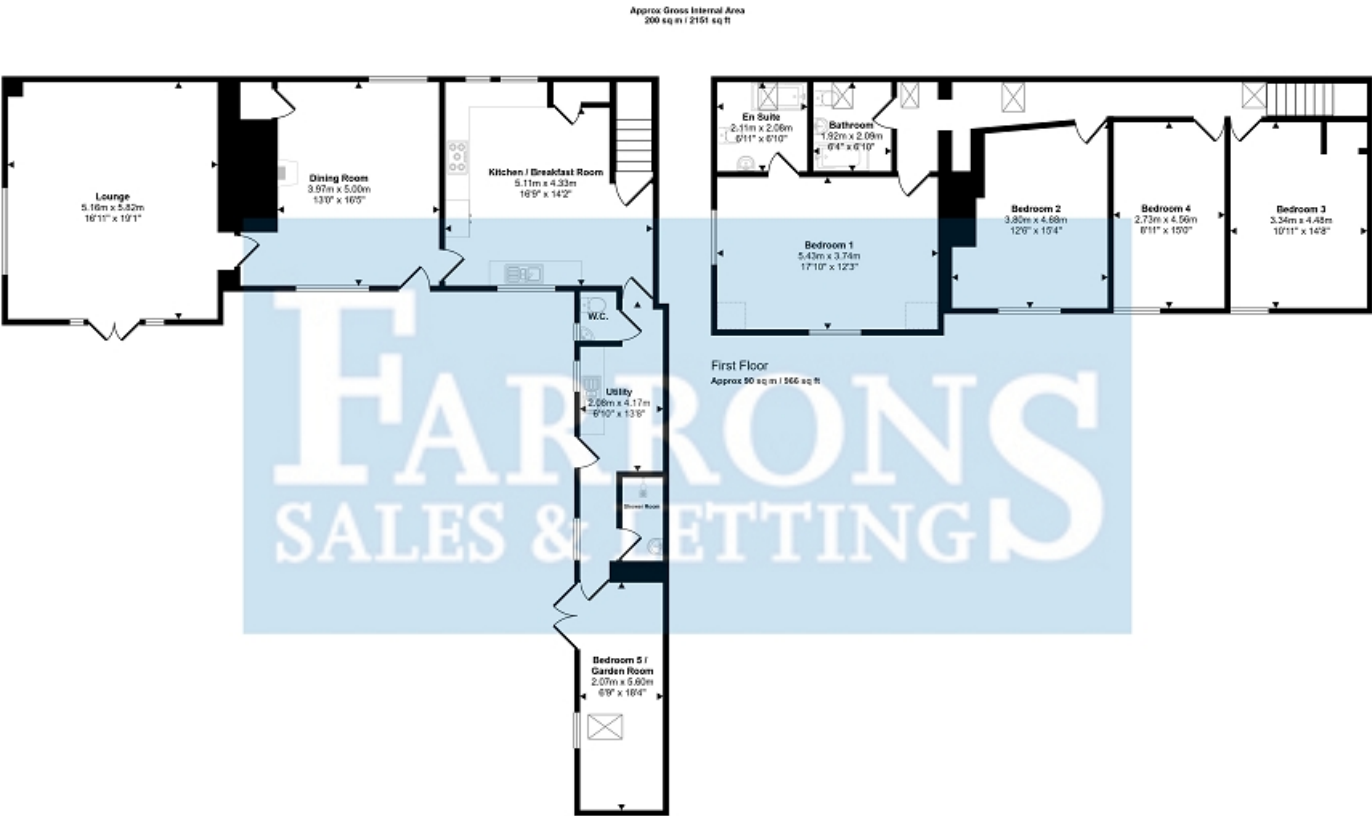
Has the property been flooded in the last 5 years? No

Have any accessibility / adaptations been made to the property? No

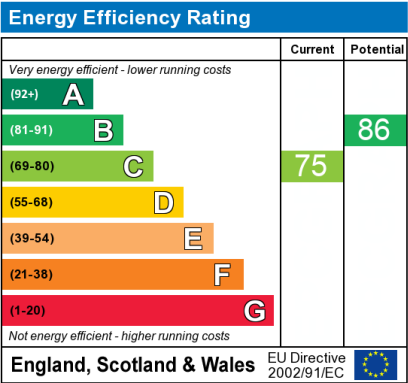
Is the property in a coalfield / mining area? No



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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. Images of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 260.



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