



MOOR GREEN, AXBRIDGE, SOMERSET, BS26



£259,950 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Spacious THREE BEDROOM end of terrace home with TWO ALLOCATED PARKING SPACES and a WEST-FACING REAR GARDEN, situated in an idyllic spot moments from the local first school and all that Axbridge has to offer! Call now to arrange a viewing.

Council Tax Band: B

Location

Moor Green is located just a short distance from the heart of the charming 'Centuries Old' town of Axbridge nestled at the foot of the Mendip Hills, ideal for those with a keen interest in the outdoors. Being a market town allowed Axbridge to prosper and the heart of the town has changed little, retaining a number of early listed buildings in the Square and lining the main streets. The Square still has the feel of a marketplace today with a range of retail outlets as well as places to eat and drink including the popular 'Old Almshouse', 'The Lamb Inn' and 'Oak House Hotel & Restaurant'. In addition, there is a charming COE Church, The Roxy Community Cinema (one of the smallest Cinema's in England) and Doctors Surgery. The local COE First School Academy is just a short distance away which feeds into Fairlands Middle School and Secondary Education at the very popular Kings of Wessex Academy both of which are located in Cheddar.

Entrance Hall

Upvc double glazed windows and door to front. Consumer unit. Door to:

Living Room (14' 08" x 13' 04") or (4.47m x 4.06m)

Spacious reception room with double glazed window to front, radiator, stairs to first floor and door to:

Kitchen/Dining Room (14' 06" x 11' 04") or (4.42m x 3.45m)

Another comfortable living area with a contemporary fitted kitchen with built-in double oven, gas hob, gas boiler and a free-standing washing machine. Upvc double glazed windows and a stable door to the rear garden. Radiator.

Landing

Loft access. Airing cupboard housing hot water tank. Doors to:

Bedroom 1 (12' 07" x 8' 02") or (3.84m x 2.49m)

Double bedroom with upvc double glazed window to front, radiator, range of built-in double wardrobes.





Bedroom 2 (9' 08" x 8' 02") or (2.95m x 2.49m)

Double bedroom with upvc double glazed window to rear, radiator.

Bedroom 3 (9' 05" x 6' 0") or (2.87m x 1.83m)

Single bedroom with upvc double glazed window to front, radiator.

Bathroom

Upvc double glazed window to rear. WC, pedestal wash basin, bath with shower over, radiator.

Front Garden

Pretty front garden, enclosed by brick walls to the side and front, with a gated pathway met by lawn and planted borders.

Rear Garden

Sunny West-facing rear garden, with stone paved patio, lawn, raised planted flower beds, a garden shed and a gate providing access to the rear from the parking area.



Parking

Two allocated spaces in the parking area to the left of the property.

Material Information

Council Tax Band B

Freehold

No Maintenance / Ground Rent

End Terrace

Standard Construction

Electricity / Water / Gas All connected

Mains Drainage

Gas Central Heating

Fibre Broadband

2 Parking Spaces

No known Safety Concerns

No known Restrictions / Covenants / Rights / Easements

Not been flooded in last 5 years

No coastal erosion

No known planning applications that affect the property

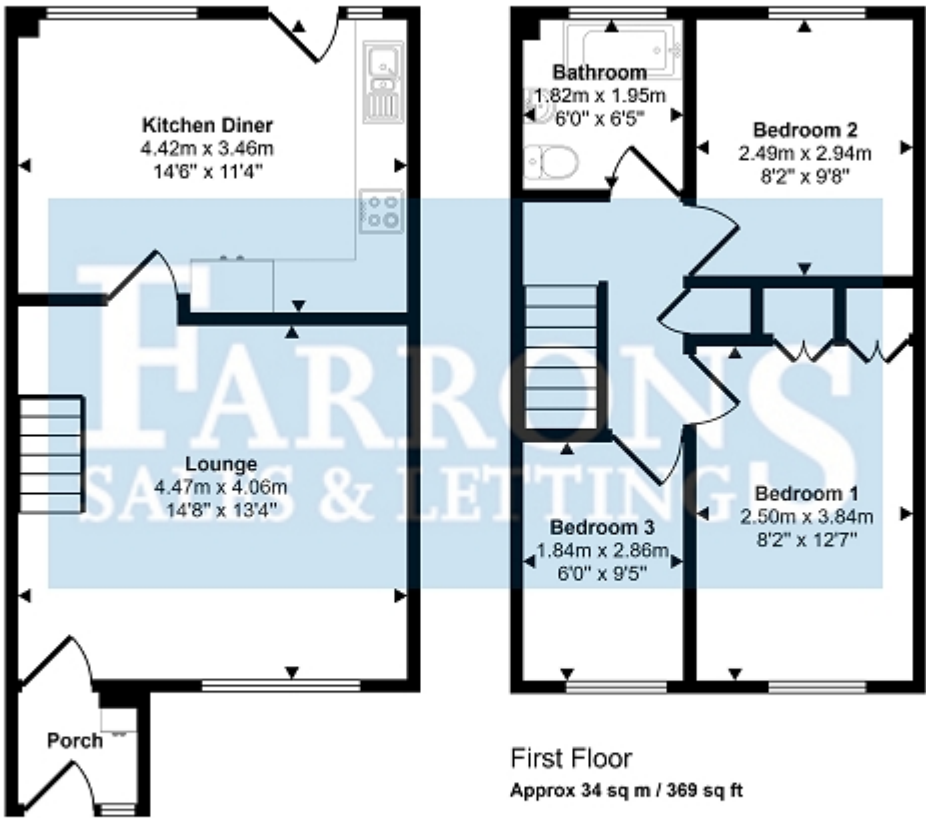
No accessibility / adaptations have been made

Not in Mining / Coalfield area



Passionate about Property

Approx Gross Internal Area
70 sq m / 755 sq ft



Ground Floor
Approx 36 sq m / 386 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		86
(69-80) C		
(55-68) D		
(39-54) E	49	
(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