



OLD COACH ROAD, CROSS, AXBRIDGE, SOMERSET. BS26 2EE



£250,000 FREEHOLD

Passionate about Property

No Onward Chain! Spacious two bedroom terraced cottage, situated in an idyllic location in the peaceful village of Cross. The property has the benefit of a living room, kitchen, contemporary bathroom, courtyard and raised garden that backs on to the pony paddock behind. The village is ideally situated for those that enjoy the quiet life and who love to explore the Mendip Hills! Call now to arrange a viewing.

Location

The village of Cross is a small picturesque Somerset village which nestles at the foot of Wavering Down and Crook Peak, being a designated area of outstanding natural beauty. The village itself has two superb Public Houses and is close by to the charming Market Town of Axbridge. Whilst there is much evidence of rebuilding and re-facing of buildings in Axbridge in the 18th and 19th centuries, the heart of Axbridge has changed little and it retains a number of early listed buildings in the Square and lining the main streets. The Square still has the feel of a marketplace today. There are shops and places to eat and drink including: Post Office, The Lamb Inn, The Oak House Hotel, General Stores, Primary School, Doctors Surgery and Church. There are a range of leisure activities in the area including: Unrivalled horse riding and walking on the Mendip Hills, sailing and fishing on the Cheddar Reservoir and Chew Valley Lakes and Dry Slope Skiing in Churchill.

Directions

From Winscombe village centre and with Farrons office on the right, proceed to the junction with Woodborough Road and continue straight ahead up through the village. Follow the road through a sharp left hand bend onto Sidcot Lane and proceed to the traffic lights. Turn right onto the Bridgwater Road (A38) and continue for approximately 2 miles. At the bottom of Shute Shelve Hill turn right onto Old Coach Road, and the property will then shortly be found on your right-hand side.

Entrance Hall

Wooden glazed door to front. Carpet flooring. Stairwell to first floor. Access to:

Living Room

Spacious living room with double glazed sash window to front. Carpet flooring. Radiator. Feature fireplace with log burner.

Kitchen

Upvc double glazed window and door to rear courtyard and garden. Fitted kitchen with space for appliances. Radiator. Tiled flooring.





Landing

Loft access. Carpeted flooring. Doors to:

Bedroom 1

Comfortable double bedroom with double glazed sash window to front, period feature fireplace, radiator, carpet flooring.

Bedroom 2

Double glazed sash window to front. Radiator. Carpet flooring.

Bathroom

Courtyard & Raised Garden

Private courtyard to the rear with outside WC, with access to steps up to the main garden. Please note, you have to cross the neighbouring garden for access. This access is protected within the deeds.

The raised garden feels very secluded, with a sloping lawn, pond and a decked area to enjoy. The garden has the benefit of lovely views over the neighbouring horse / pony paddock to the rear.




Material Information

Awaiting client comment.

Floorplan to follow.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <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