



# Olive

ESTATE AGENTS



## 9 Hippisley Drive, Axbridge, Somerset BS26 2DE Offers over £345,000

\*\*\* DETACHED BUNGALOW \*\*\* 2 DOUBLE BEDROOMS \*\*\* LIVING/DINING ROOM WITH BEAUTIFUL DISTANT VIEWS OF THE RESERVOIR \*\*\* KITCHEN \*\*\* CONSERVATORY \*\*\* SHOWER ROOM \*\*\* GOOD SIZE GARDEN \*\*\* GARAGE \*\*\* OFF STREET PARKING \*\*\* QUIET LOCATION \*\*\* EPC D \*\*\* COUNCIL TAX BAND C \*\*\* FREEHOLD \*\*\*

This bungalow is so conveniently tucked away, you could easily miss it's turning to get to it! it's in a beautiful elevated spot where you have a lovely distant view of Axbridge Reservoir, which incidentally is only a short walk away. You are also only a walk away from the the local Primary School and the bustling Medieval centre of Axbridge and its vibrant square, where you will find cafes, bars and restaurants. A viewing is highly recommended on this one.

### Entrance Hall

Access through a composite door with matching side panels, textured ceiling, ceiling light, door to a very useful walk in storage/cloaks cupboard, wood effect laminate flooring, further doors to the living/dining area and kitchen.



### Conservatory

**13'3 x 10'4 (4.04m x 3.15m )**

Block built and uPVC construction with a pitched poly carbonate roof, uPVC double glazed door to one side and uPVC double glazed french doors leading out to the main rear garden area, ceiling fan-light feature, wall mounted electric heater.



### Kitchen

**9'6 x 8'7 (2.90m x 2.62m )**

A rear aspect room with a wooden glazed window and a wooden glazed door to the conservatory, tiled flooring, ceiling strip light, fitted with base and eye level units with a square edge worktop over, an electric four ring hob with extractor hood above, one and a half bowl insets sink with mixer tap over, eye level double oven and grill, integrated fridge freezer, space and plumbing for a washing machine.



### Living & Dining Room

**21'3 x 11'2 (6.48m x 3.40m)**

A lovely good sized light and airy room with two uPVC double glazed windows, textured and cove ceiling, two ceiling light features, radiator.





**Shower Room**

A rear aspect room with an obscure uPVC double glazed window, a waterproof panelled room with textured ceiling, ceiling light, vinyl flooring, wall mounted chrome heated towel rail, suite low level WC, pedestal wash hand basin and a corner glazed and tiled step in shower enclosure with a wall mounted electric shower system over.

**Inner Hallway**

Loft hatch giving access to roof space, a cupboard housing the Worcester combination gas fired boiler system, further door to a large airing cupboard with radiator.

**Master Bedroom**

**11'2 x 10'3 (3.40m x 3.12m )**

A front aspect room with uPVC double glazed windows, ceiling light, radiator.



**Outside**

To the front there is a lovely shingled stone and garden area. The driveway provides off street parking for at least three cars, and there is a rear garden with a gates access from the driveway which is on two levels, the patio and walkway level, and then the raised garden area, there is a timber shed and a greenhouse.

**Bedroom Two**

**10'3 x 8'9 (3.12m x 2.67m )**

A rear aspect room with uPVC double glazed windows, textured ceiling, ceiling light, radiator.

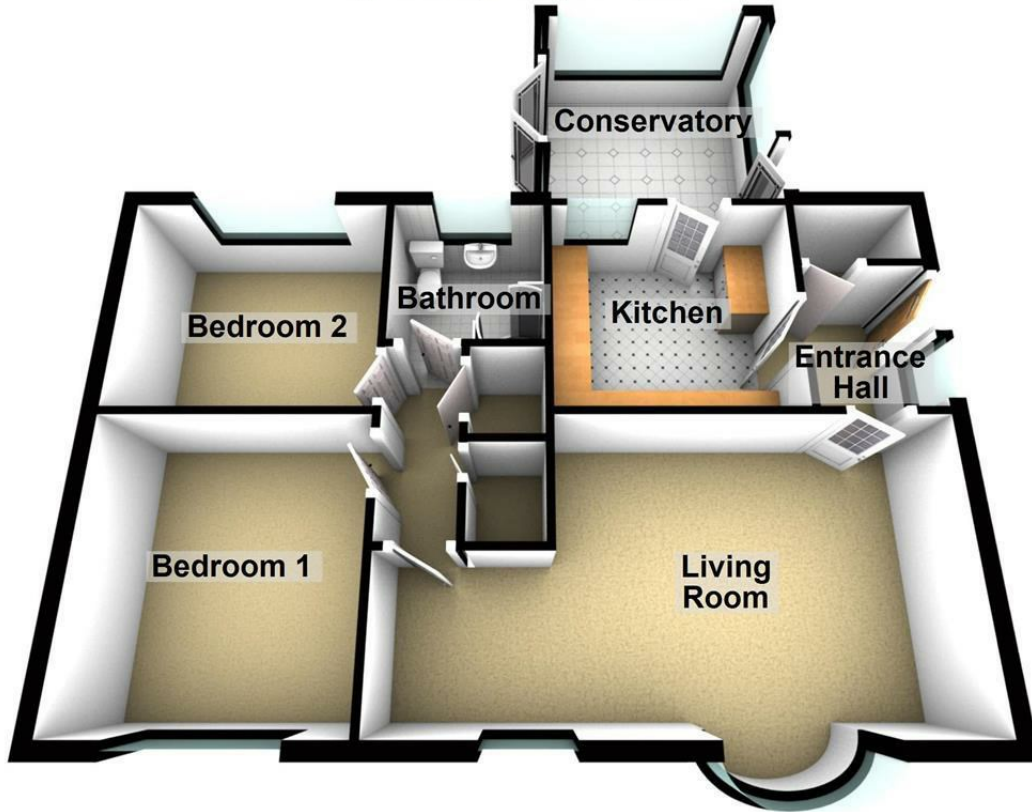




Garage

## Ground Floor

Approx. 68.7 sq. metres (739.5 sq. feet)



Total area: approx. 68.7 sq. metres (739.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	