



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



£250,000 FREEHOLD

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NO ONWARD CHAIN. Charming Grade II Listed cottage in a pretty location with a rear garden and countryside views. The property has three floors of excellent living accommodation that includes two double bedrooms, a luxurious four piece bathroom suite, conservatory, living room and kitchen. Call now to arrange a viewing!

Council Tax Band: B

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 Shelf Hill turn right onto Old Coach Road, and the property will then shortly be found on your right-hand side.

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.

Living Room (14' 00" x 10' 09") or (4.27m x 3.28m)

Pretty room with high ceilings, a double glazed sash window to front, laminate flooring, doors to stairs and kitchen.

Kitchen (11' 10" x 7' 03") or (3.61m x 2.21m)

Upvc double glazed window to rear. Opening to conservatory. Fitted kitchen with wooden worktops, a Belfast sink, electric double oven, space for appliances, tiled flooring and an under stairs storage cupboard.

Conservatory (7' 05" x 6' 06") or (2.26m x 1.98m)

A cute dining space off of the kitchen, of upvc double glazed construction with a pitched glass roof. Radiator. Tiled flooring.

First Floor Landing

Carpeted stairs to second floor. Glazed door and stairwell to the rear garden. Doors to:





Bathroom (10' 02" x 5' 04") or (3.10m x 1.63m)

A lovely four piece suite comprising of a free standing roll-top bath, WC, pedestal wash basin, separate shower cubicle.heated towel rail. Tiled flooring. Spotlights.

Bedroom 1 (15' 00" x 11' 00") or (4.57m x 3.35m)

Two double glazed sash windows to front. Radiator. Wood flooring. Built in storage cupboard.

Second Floor Landing

Skylight. Door to:

Bedroom 2 (14' 09" x 14' 08") or (4.50m x 4.47m)

Large skylight wit a lovely view up the hillside and over the rear garden. Two radiators. Carpeted. Spotlights.



Garden

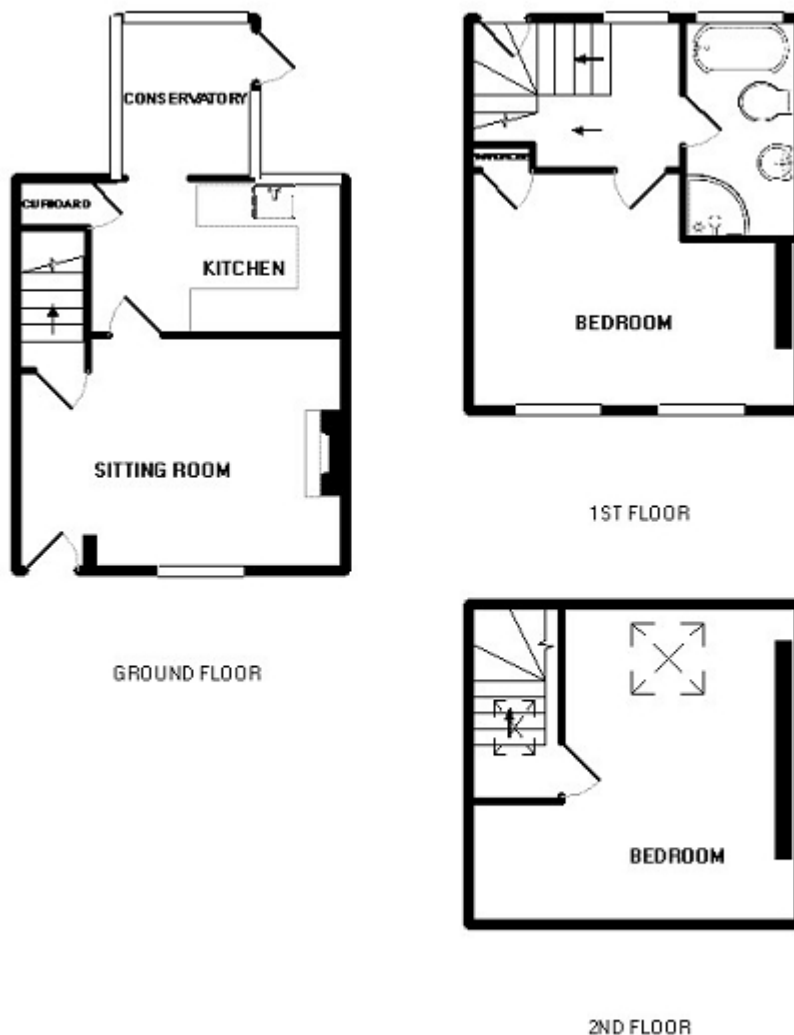
A sloping lawn runs upwards from the rear with a mixture of trees, natural stone wall and timber lap fencing to borders. Garden shed. Outside water tap.

Material Information

Awaiting vendor comment.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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