



2 Jubilee Cottages
Meadow Street, Axbridge, Somerset, BS26 2BL

Robin King | Estate Agents

2 JUBILEE COTTAGES, MEADOW STREET, AXBRIDGE, SOMERSET, BS26 2BL

A charming character-filled 3 bedroom semi-detached cottage with a pretty garden in the heart of Axbridge, the highly regarded smallest town in Somerset with excellent amenities

- Approx 883 sq ft including 3 bedrooms and large upstairs shower room
- Wonderful inglenook fireplaces – 1 with multi-fuel burner
- Spacious dining room with French doors to courtyard garden beyond
- Worle Station 8 miles – direct services to London Paddington from 118 mins
- M5 Jct 22 7.5 miles / Bristol Airport 11.4 miles / Bristol 19 miles (all approx.)

2 Jubilee Cottages is a charming 3 bedroom property that has been the subject of a recent programme of comprehensive refurbishment and redecoration. Character features including inglenook fireplaces, an exposed ceiling beam and a cottage garden combine with contemporary function and efficiency to create a wonderful family home in the heart of Axbridge.

The word “cottage” sometimes suggests low ceiling heights and dark interiors with small windows, but this is certainly not the case here. The ceiling heights on both floors are excellent, and the neutral décor throughout plus good -sized windows to all rooms create light and airy accommodation.

The kitchen is beautifully equipped with a striking tiled floor and recently installed attractive stone wall tiles, plus a comprehensive range of sage green wooden wall and base units including deep pan drawers. To one side there is an eye-level Zanussi oven and gas hob and space for a washing machine near the Butler’s sink: opposite is a useful breakfast bar area, with space nearby for a large fridge/freezer. The part-glazed stable door onto the rear courtyard garden enhances the “cottage” feel and light floods through the 2 kitchen windows. The spacious dining room beyond is surprisingly large, with an exposed wooden ceiling beam and a wonderful inglenook fireplace with reclaimed timber mantle. French doors open onto the courtyard garden beyond and there is a useful under-stairs storage area. An attractive slate tiled floor gives a sense of flow to the accommodation, running from the dining room to the entrance hallway where the front door opens onto Meadow Street. Double doors from the dining room open onto the sitting room that sits to the front of the property and features solid oak flooring along and a stylish contemporary vertical radiator along with a newly-installed multi-fuel wood burner.

Neat, level, stairs rise to the airy upstairs landing, where light floods through the overhead Velux window. There is a very spacious wet room, 3 bedrooms and a useful airing cupboard, and there is a large, boarded attic.





Outside – to the front is a gravelled garden, ideal for pots, and to the rear the courtyard garden incorporates a good sized shed. Designed for low maintenance, and mainly paved, there are attractively planted raised beds to either side, with some pretty climbers and cottage plants, and the sheltered position makes it a wonderful space to sit and enjoy the surroundings. Parking - there is no allocated parking but there is a (free) public car park adjacent to the property (max 2 hours, unrestricted 8pm-8am) and additional free parking nearby at Old Church Road.

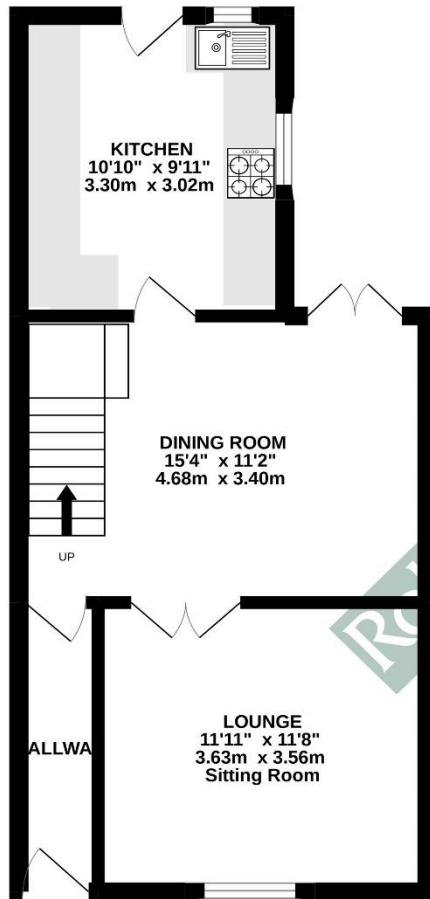
Location - The smallest town in Somerset, Axbridge is a charming medieval town nestling at the foot of the Mendip Hills with glorious country walks on the doorstep. It centres round a square with a post office, chemist, doctor's surgery, local shop and a number of pubs and restaurants along with a very popular farmer's market. There is a first school in Axbridge and Fairlands Middle School is in nearby Cheddar, along with Kings of Wessex Academy. Bristol is within 20 miles, the airport 12 miles and M5 Jct 22 (Burnham) is 7.6 miles away, and Jct 21 is within 9 miles. There is golf nearby and wonderful walks in the surrounding Mendip Hills. The nearby Strawberry Line provides opportunities for off-road walking and cycling between Cheddar and Yatton.

Important Notice:

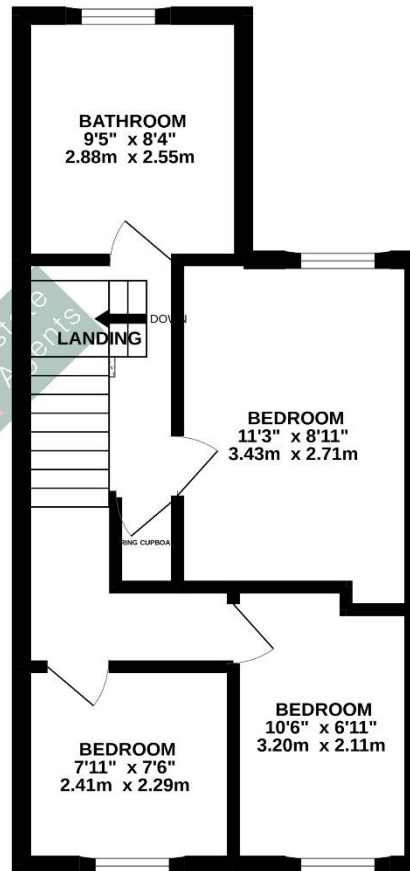
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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DIRECTIONS – Meadow Street is situated off Moorland Street in Axbridge, and leads towards Old Church Road. Park in Moorland Street Car Park (free parking for 2 hours). Upon entering the car park, the garden gate for 2 Jubilee Cottages is in the right hand corner of the car park
EPC RATING - E

SERVICES – All mains services are connected

LOCAL AUTHORITY – Sedgemoor District Council
–Tel 01934 888144 – Council Tax Band B £1,547.00 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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