



3 Reads Garden, Axbridge, Somerset, BS26 2FL



DAVID PLAISTER

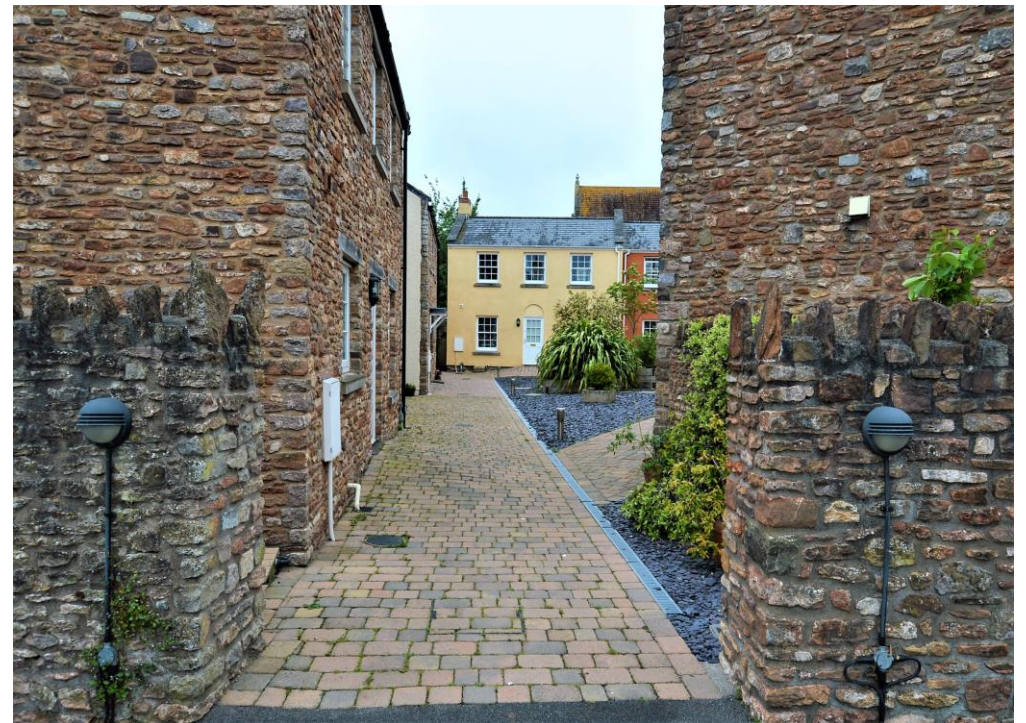
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3, Reads Garden, Axbridge, Somerset, BS26 2FL

Monthly Rental Of £1,000

Located in the charming town of Axbridge, is this handsome two-bedroom, mid terrace property is available To Let. This home comprises a fantastic open plan kitchen/dining area, a lovely living room, cloakroom, two bedrooms and a well-presented bathroom. Outside, to the front of the property is a wonderful communal, enclosed garden area and to the rear you will find a private, courtyard, garden space with natural stone walling – the ideal spot for alfresco dining and relaxing throughout the warmer weather! There is also a communal car park which provides one allocated off-street parking space. Axbridge is a market town which sits at the foot of the Mendip Hills, and is nestled in amongst the beautiful Somerset countryside. The significant town was once part of a Saxon defence system against the Viking invaders, so its history goes back to King Alfred's time. Homes within this desirable area are most sought after and it goes without saying being surrounded by the beautiful open countryside is certainly an attractive feature of the area. The excellent schooling in the area is a huge attraction and the three school system of Weare First School, Hugh Sexseys and Kings of Wessex are favoured by many families. For the commuter, Junctions 21 and 22 are within reach which provides easy access to the M5 motorway. EPC Rating C74, Council Tax Band C. Holding deposit of 1 weeks rent applies (£230.76) and Tenancy deposit equal to 5 weeks rent (£1153.84)

- A charming mid terrace, two-bedroom property
- Located within a beautiful location, in the most sought-after village of Axbridge
- With a wonderful communal, front garden area and private and enclosed courtyard garden area
- Allocated off street parking space in the communal car park
- EPC Rating C74, Council Tax Band C
- Holding deposit of 1 weeks rent applies (£230.76)
- Tenancy deposit equal to 5 weeks rent (£1153.84)
- 6-month initial fixed term tenancy agreement and thereafter monthly periodic (unless agreed otherwise between the parties)





Accommodation

Kitchen/Dining Area (Open plan) 15' 0" x 9' 1" (4.58m x 2.78m)

A super open plan area with doors to rooms, stair flight rising to first floor, rear porch area with door to patio garden, range of kitchen wall and floor units with timber work surfaces and tiled splashbacks over, four ring inset gas hob with oven under and canopy type extraction hood over, ceiling spot lights plus under unit mood lighting, integrated fridge freezer and dish washer, plumbing and space for appliance, wall mounted 'Worcester' gas fired boiler and controls, radiator, super front glazed door and windows, built in cupboard, vinyl flooring.

Living Room 15' 0" x 10' 1" (4.58m x 3.07m)

Lovely room with Dual aspect sliding sash windows, radiator.

Cloakroom 4' 3" x 2' 11" (1.30m x 0.90m)

Wash hand basin sat in cupboard unit, low level W/C, part sloping ceiling, extraction fan, vinyl flooring.

Stair Flight Rising to First Floor from Entrance Hallway

Landing

Sliding sash window, radiator, doors to rooms.

Bedroom One 15' 0" x 10' 1" (4.58m x 3.07m)

Dual aspect sliding sash windows, radiator, good size room.

Bedroom Two 10' 3" x 8' 4" (3.12m x 2.53m) Plus 3' 10" x 3' 3" (1.17m x 0.98m)

'L' shaped room with built in cupboard, access to roof space, twin sliding sash windows, radiator, good size second bedroom.

Bathroom 1.91

Panel bath with mains fed shower over, wash hand basin set in cupboard unit, low level W/C, inset ceiling spotlights, extraction fan, part panelled walls, vinyl flooring, sliding sash window, heated towel rail, shelf unit over, W/C enclosing cistern.

Rear Porch Area (Open Plan) with Door to Rear Garden and Cloakroom

Outside

Front

Super communal front enclosed garden area.

Rear Circa 23' 11" x 7' 5" (7.30m x 2.25m)

Private and enclosed courtyard garden area, natural stone walling, block pavier sets, lighting and storage.



Services

Mains electric, mains gas, mains drainage, mains water.

Tenure

Freehold.



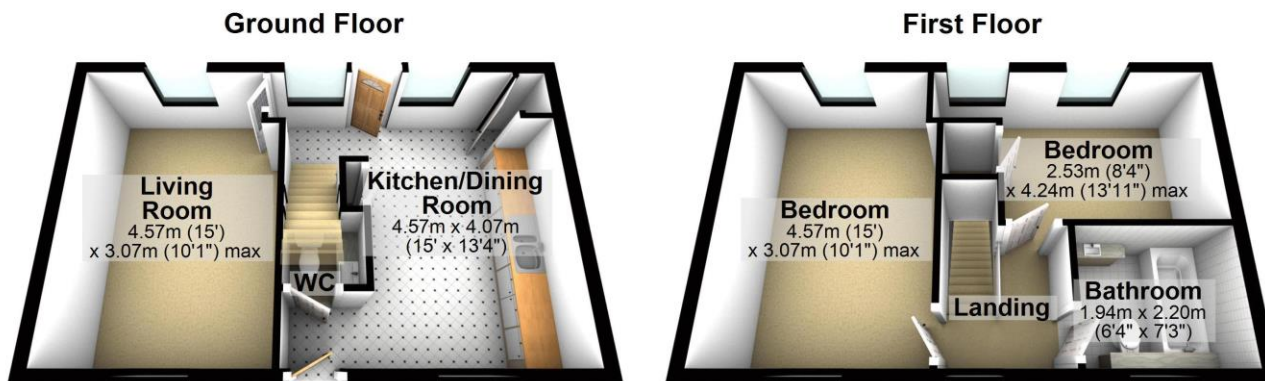


Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Total area: approx. 66.1 sq. metres (711.6 sq. feet)



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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