

LAUREL & WYLDE

E S T A T E A G E N T S



Carabine Old Coach Road, Axbridge, BS26 2EF £525,000

*** WELL PRESENTED SEMI DETACHED BUNGALOW *** FOUR/FIVE BEDROOMS *** KITCHEN/BREAKFAST ROOM *** LIVING ROOM *** UTILITY *** DOWNSTAIRS CLOAKROOM *** LIBRARY/SECOND RECEPTION ROOM/STUDY *** BATHROOM *** SHOWER ROOM *** OCCASIONAL BEDROOM FIVE *** HUGE PLOT - APPROX 0.6 ACRE *** OFF STREET PARKING FOR SIX/SEVEN VEHICLES *** BEAUTIFUL REAR GARDEN *** QUIET VILLAGE LOCATION *** WALKING DISTANCE TO THE LOCAL PUB *** COUNCIL TAX BAND E *** EPC TO BE CONFIRMED ***

Entrance Hall

Access is via a wooden door leading straight into the hallway. The hallway features ceiling spotlights, tiled flooring, radiator, door to the utility, the kitchen/breakfast room.



Utility

A rear aspect room with a wooden door with inset glazed glass panel to the rear garden, tiled flooring, two ceiling lights, loft hatch giving access to the roof space (which has a drop down ladder), space for a tall fridge/freezer, space and plumbing for an appliance which is currently the washing machine, door to a cloakroom.



Cloakroom

The cloakroom has a UPVC double glazed window, wood effect laminate flooring, ceiling light, low level WC, wash hand basin.

Kitchen/Breakfast Room

Is a dual aspect room with UPVC double glazed windows, original wooden floorboards, radiator, two ceiling lights with three rotating spotlights, spotlights, Fitted with base and eye level units with a square edge work surface over, space for a dishwasher, Rangemaster with a 5 gas ring hob and warming plate, one and a half bowl sink with mixer tap over, cast iron open fireplace with a wooden outer surround sat on a slate hearth, telephone point and door to the living room.



Living Room

A rear aspect room with a UPVC double glazed window overlooking the beautiful rear garden, two ceiling lights, two radiators, wood effect laminate flooring, double wooden door which open to a space which is currently being used as an office space. but could also be used as a storage cupboard with an automatic light, doors to bedrooms one and four and double doors to an inner hallway.



Inner Hallway

Wood effect laminate flooring and doors to the main bathroom, bedroom three and an opening to a room currently used as a library.

Bedroom One

A front and side aspect room with UPVC double glazed windows, ceiling light, radiator.

Bedroom Four

A front aspect room with a UPVC double glazed window, ceiling light, radiator.



Bedroom Three

A side aspect room with a UPVC double glazed window, ceiling light, radiator.



Family Bathroom

A side aspect room with an obscure UPVC double glazed window, wood effect laminate flooring, ceiling spotlights, ladder style radiator, panel enclosed bath, low level WC, wash hand basin with vanity drawers underneath and a step in double shower enclosure housing a mains shower system, extractor fan.



Shower Room

A side aspect room with an obscure UPVC double glaze window, ceiling spotlights, ladder style radiator, wood effect laminate flooring, low level WC, wash hand basin with vanity cupboard underneath, step in corner shower enclosure housing a wall mounted Mira electric shower system and extractor fan.

Library Area/Second Reception Room/Study and lobby

A rear and side aspect room with UPVC double glazed windows, ceiling light, wood effect laminate flooring, door to a cupboard housing the wall mounted Worcester boiler, book shelving and shelving, opening to a lobby which has a door leading to the garden, loft hatch giving access to the roof space and doors to the shower room and bedroom two and stairs down to occasional bedroom five.



Bedroom Two

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Occasional bedroom Five

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, door to the outside



Rear Garden

Featuring a raised terrace enclosed by wrought iron railings and steps to additional terrace. Very mature garden. There is a pergola to a shingle stone path with lawn areas either side with flower, shrub and tree borders. This takes you to the very rear lawned area where you will pass a stream and flower and shrub bed. To the very rear is a large expanse of lawn with flower, shrub and tree borders and a shed for storage. The garden is enclosed to all sides by fence panels, trees and shrubs.





Front of Property

Access to the front is via a five bar wooden gate leading straight into the driveway where there is a large shingle stone and patio area to the corner, perfect for outdoor furniture, there is a block paved driveway with parking for several vehicles (approximately six-seven).





Total area: approx. 140.3 sq. metres (1510.3 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	