

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Strawberry Field St. Marys Street, Axbridge, Somerset BS26 2BN £250,000

\*\*\* DELIGHTFUL 18th CENTURY COTTAGE WITH MANY ORIGINAL FEATURES \*\*\* A HIDDEN GEM RIGHT IN THE CENTRE OF AXBRIDGE AND TUCKED AWAY BEHIND A HISTORIC LISTED DOOR \*\*\* \*\* TWO DOUBLE BEDROOMS \*\*\* LIVING/DINING ROOM WITH ORIGINAL FIREPLACE \*\*\* KITCHEN \*\*\* CLOSE TO LOCAL AMENITIES AND WALKS \*\*\* TUCKED AWAY IN VERY QUIET PRIVATE LOCATION \*\*\* ENCLOSED SOUTH FACING GARDEN \*\*\* ADDED BENEFIT OF NO ONWARD CHAIN \*\*\* COUNCIL TAX BAND B \*\*\* EPC RATING C \*\*\*

Axbridge itself is a vibrant community with so much to offer. There are award winning pubs, restaurant and coffee shops, a pharmacy, local co-op and stunning walks right on the doorstep.

### Entrance

Open porch space leading the access to the property is through a solid wooden door with insert glazed panel leading into the hallway.



### Hallway

Tiled flooring, ceiling light, radiator, under stairs storage/cloak space, door leading to the kitchen, double glazed patio doors leading to the rear garden. Currently the space is used as a mini office with desk and chair.



### Kitchen

11'10 x 6'07 (3.61m x 2.01m)

A front aspect room with a wooden glazed window, tiled flooring, ceiling strip light. Fitted with a range of base and eye level units, worktop surface, ceramic one and a half bowl sink with stainless steel mixer tap, space for a washing machine and fridge freezer, cooker with an electric four ring hob, extractor fan. Wall mounted Vaillant gas boiler. .door leading to the lounge.

### Lounge

13'1 x 12'04 (3.99m x 3.76m)

A front aspect room with a wooden glazed window, ceiling light, radiator, original wooden ceiling beams. A feature brick built fireplace housing a cast iron stove burner on a slate hearth, The is recessed shelving to one side and plenty of space for a small dining table and chairs.





### Bedroom One

11'02 x 12'07 (3.40m x 3.84m)

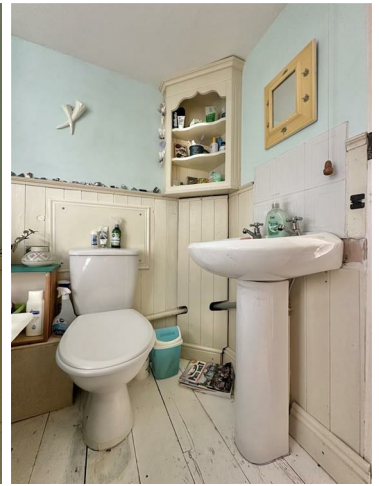
A front aspect good sized room with a wooden glazed window, ceiling light, radiator, feature Victorian cast iron fireplace, loft hatch.



### First Floor Landing

A side aspect wooden double glazed window, ceiling lights and loft access hatch.





### Bedroom Two

9'3 x 8'1 (2.82m x 2.46m)

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



### Front and Rear Garden

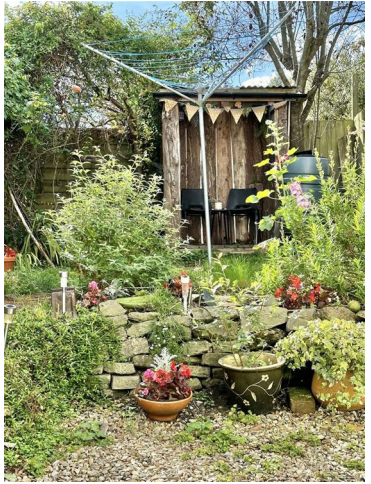
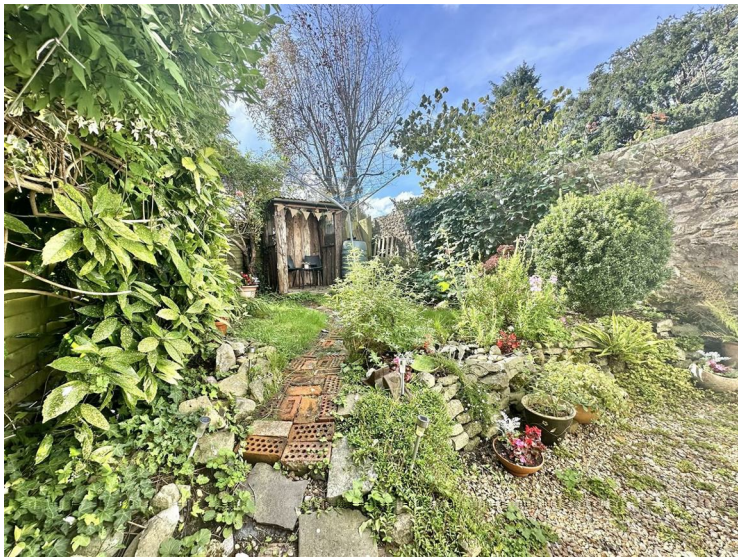
The front garden has a low level fence, space for potted plants etc, outside water tap, useful storage cupboard for garden tools and furniture,.

The rear garden is enclosed by a stone wall to one side and panelled fencing to the other. The garden has a small shingled patio area, the rest is laid to lawn with a range of shrubs and flowers planted around the garden. There is a side gate for access via the front of the property.

### Family Bathroom

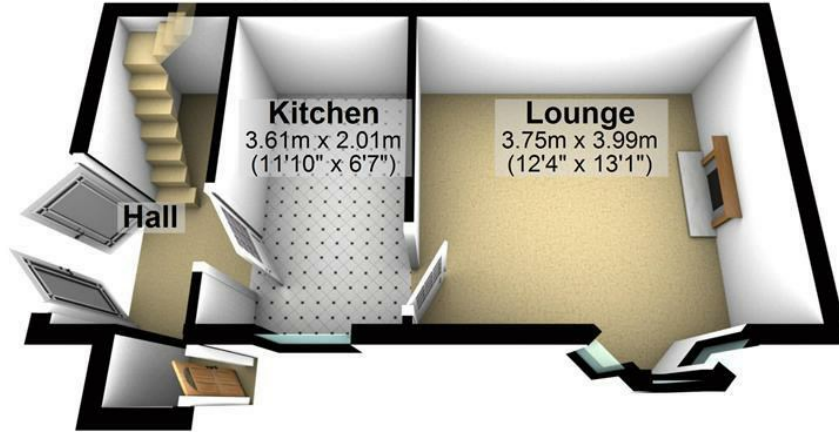
A front aspect room with an obscure wooden glazed window, wall light, radiator, part panelled walls, feature striped wood floorboards, Victorian style bath with taps, low level wc, and pedestal wash hand basin with taps.





## Ground Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



## First Floor

Approx. 27.2 sq. metres (292.5 sq. feet)



Total area: approx. 54.9 sq. metres (590.9 sq. feet)

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

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