

LAUREL & WYLDE

ESTATE AGENTS

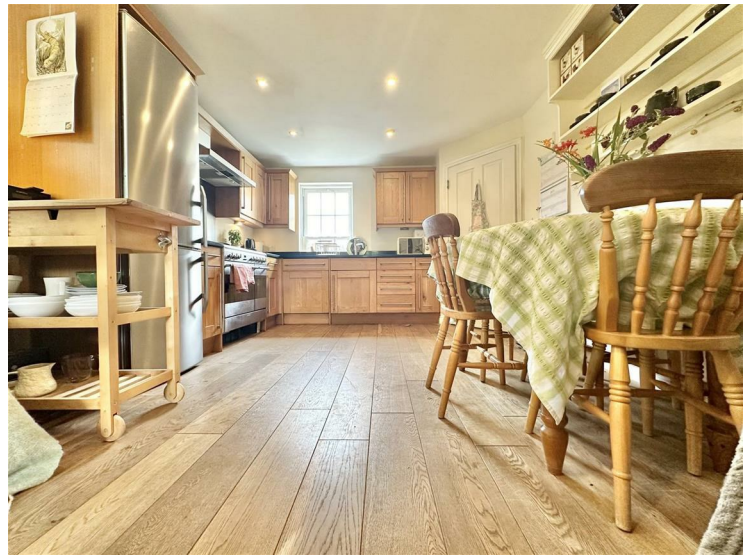


7 Harvest Rise Moorland Street, Axbridge, Somerset BS26 2FH £385,000

*** BEAUTIFULLY PRESENTED 4 BEDROOM END TERRACE TOWN HOUSE ***WELL MAINTAINED AND IMMACULATE THROUGHOUT ***
OPEN PLAN LOUNGE/KITCHEN/DINER *** UTILITY AREA *** DOWNSTAIRS CLOAKROOM *** EN SUITE TO THE MAIN BEDROOM *** LOW
MAINTENANCE REAR GARDEN *** SECURE OFF STREET PARKING FOR TWO VEHICLES *** WALKING DISTANCE TO THE CENTRE OF
POPULAR MEDIEVAL AXBRIDGE *** EPC B *** COUNCIL TAX BAND D ***

This lovely modern town house has four bedrooms and is very conveniently and quietly located on the edge of the countryside, just a short walk away from the local Primary School and the centre of the historic, charming Market Town of Axbridge where you will find well supported independent Pubs/Restaurant and Cafes, an Antiques shop, a Pharmacy, Hairdressers, Barbers, The Hunting Lodge Museum and a local Co-Op Grocery Shop to name but a few. Axbridge is a hive of activity with some fabulous walks and scenery on its doorstep. This property also has the huge added benefit of secure off street parking.

Front of Property



Hallway

Access to the property is via a wooden door with inset glazed glass panel leading straight into the hallway. The hallway has a ceiling light, radiator, stairs to the first floor landing, door to the kitchen/diner/lounge

Kitchen/Dining/lounge

25'5 x 10'9 (7.75m x 3.28m)

A dual and side aspect room with a UPVC double glazed sliding sash window to the front and a UPVC double glazed sliding sash window to the side, a wooden glazed door to the rear garden, wooden flooring, ceiling spotlights. To the kitchen end is a range of base and eye level units with a square edge granite work surface over, inset ceramic sink with a mixer tap over, integrated dishwasher, space for a tall fridge/freezer, space for a range style cooker with an extractor hood above and a stainless steel splashback, radiator. To the dining/lounge end there is the same wooden flooring, two ceiling lights, a feature fireplace housing a cast iron log effect gas stove sat on a granite hearth with a wooden plinth over, space for a dining room table and chairs, door to the utility.





Utility

7'3 x 3'8 (2.21m x 1.12m)

is a rear aspect room with a double glazed sliding sash window, ceiling light, radiator. There is a granite worksurface with space underneath for two appliances (currently a washer/dryer). This room also house the wall mounted Baxi boiler, door to the cloakroom.



First Floor Landing

At the top of the landing is a radiator, ceiling light, stairs to the second landing, doors to bedrooms one and three.

Main Bedroom

14'6 x 10'5 (4.42m x 3.18m)

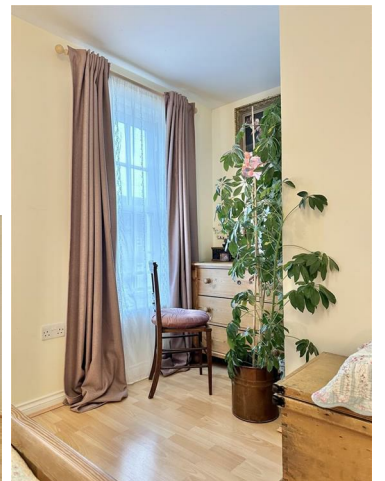
A front aspect room with two UPVC sliding sash windows, ceiling light, radiator, door to the en suite shower room.



Cloakroom

5'5 x 2'7 (1.65m x 0.79m)

Featuring wooden flooring, ceiling spotlights, radiator, a low level WC with a hidden cistern and shelving above, pedestal wash hand basin, wall light.



En suite Shower Room 7'10 x 5'6 (2.39m x 1.68m)

Has tiled flooring, ceiling spotlights, low level WC with hidden cistern, wash hand basin with a range of vanity cupboards underneath with a rolled edge surface over, a step-in shower enclosure housing a wall-mounted Mira electric shower, heated towel rail, shaver point and extractor fan.



Bedroom Three 14'6 x 8'4 (4.42m x 2.54m)

A rear aspect room with a UPVC sliding sash window offering lovely views of the Mendip Hills, wood effect laminate flooring, ceiling light, radiator, telephone point, door to a storage cupboard (with internal shelving) and door to an additional cupboard.



Bedroom Four 8'8 x 7'10 (2.64m x 2.39m)

A rear aspect room with a UPVC double glazed sliding sash window with lovely views towards The Mendips and Cheddar Gorge, ceiling light, radiator, telephone point. This room is currently used as an office.



Second Floor Landing

Two ceiling lights, loft hatch giving access to the roof space which has a light and an extensive area boarded for storage, radiator, doors to bedrooms two and four, the family bathroom and double doors to a very useful large closet which has hanging rails.

Bedroom Two 10'11 x 8'9 (3.33m x 2.67m)

A front aspect room with 2 UPVC double glazed sliding sash windows, ceiling light, radiator.



Bathroom 7'10 x 7'7 (2.39m x 2.31m)

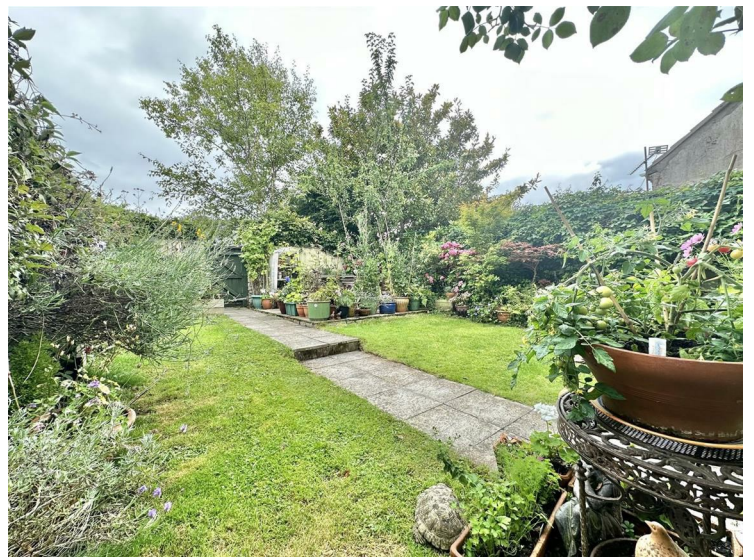
Tiled flooring, ceiling spotlights, a low level WC with hidden cistern, wash hand basin with vanity cupboard underneath, a panel enclosed bath, a step-in shower enclosure housing a Mira electric shower, a ladder style radiator, extractor fan.



Rear Garden

Fully enclosed and private, the pretty rear garden has a central path with two lawn areas either either side taking you to a rear wooden pedestrian gate giving access to the parking spaces. There is a patio area to the far right corner perfect for housing garden furniture. There are flower, shrub and tree borders, raised beds and a shingle stone area perfect for a bench, garden tap. To the side is a path to a wooden gate giving you pedestrian access to the front, a shingle stone area perfect for housing pots and a garden shed for storage.





Secure Parking

To the rear is a residents-only car park, accessed by a security code, including two dedicated parking spaces for this property. The communal area also has a large, secure bike shed for residents' use and a recycling area. This is maintained through an annual fee (currently £320 a year).



Ground Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



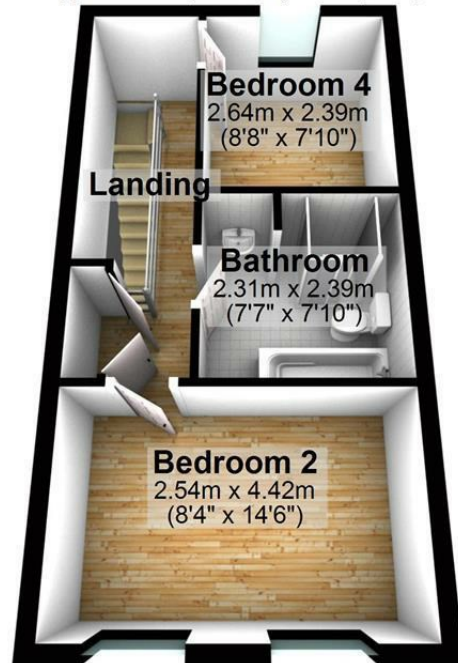
First Floor

Approx. 30.9 sq. metres (333.1 sq. feet)



Second Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 93.3 sq. metres (1004.4 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	