

# LAUREL & WYLDE

E S T A T E   A G E N T S



**41 Old Church Road, Axbridge, BS26 2BE**  
**£295,000**

\*\*\* IMMACULATLY PRESENTED THREE BEDROOM MID TERRACE \*\*\* PEDESTRIAN ACCESS TO THE GARDEN \*\*\* ENTRANCE PORCH \*\*\* LIVING ROOM \*\*\* WELL APPOINTED MODERN KITCHEN/DINER \*\*\* THREE BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* ALLOCATED OFF STREET PARKING \*\*\* FRESHLY DECORATED THROUGHOUT \*\*\* NEW FLOORING IN THE LOUNGE/DINER \*\*\* LOCATED WITHIN A VERY SHORT WALKING DISTANCE TO THE CENTRE OF MEDEIVAL AXBRIDGE AND THE LOCAL PRIMARY SCHOOL \*\*\* EPC C \*\*\* COUNCIL TAX BAND B \*\*\* FREEHOLD \*\*\* NO ONWARD CHAIN \*\*\*

### Entrance Porch

Access to the property is via a UPVC door with inset obscure glazed panels leading straight into a porch, which has a ceiling light, a cupboard housing the electric meter, door to the lounge.



### Lounge

14'8 x 11'3 (4.47m x 3.43m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator, wood effect laminate flooring, stairs to the first floor landing, door to the kitchen/diner.



lights, wood effect vinyl flooring, radiator, plenty of space for a dining room table and chairs and tall cupboards to this end. Kitchen has been fitted with a range of base and eye level units with a square edge work surface over, one bowl stainless steel sink with a mixer tap over, plumbing space for two appliances and space for an American sized fridge/freezer, cooker with a gas four ring hob over and extractor hood above.



### Kitchen/Diner

14'8 x 14'2 (4.47m x 4.32m)

A rear aspect room with a UPVC double glazed window and UPVC glazed doors to the garden, two ceiling

### Landing

Ceiling light, loft hatch giving access to the roof space, doors to bedrooms one, two, three, the family bathroom and the airing cupboard (which houses the wall mounted Vaillant boiler).





**Bedroom One**  
15'8 x 8'4 (4.78m x 2.54m)

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



**Bedroom Two**  
9'9 x 8'4 (2.97m x 2.54m)

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



**Bedroom Three**  
9'5 x 6'4 (2.87m x 1.93m)

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



**Bathroom**

6'6 x 6'4 (1.98m x 1.93m)

A side aspect room with an obscure UPVC double glazed window, wood effect vinyl flooring, ceiling light, radiator, low level WC, wash hand basin, panel enclosed bath housing a mains shower to one end.



**Garden**

Enclosed to all sides by fence panelling. There are steps leading down to a lawn area with flower and shrub bed borders. There is a shingle stone area perfect for housing garden, a shed to the rear and a pedestrian gate that takes you to the parking.







Total area: approx. 73.5 sq. metres (790.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	