

LAUREL & WYLDE

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



3 The Georgian House St. Marys Street, Axbridge, BS26 2BN £255,000

*** IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** BEAUTIFULLY APPOINTED FIRST FLOOR APARTMENT IN A GRAND GRADE II LISTED GEORGIAN HOUSE *** COMMUNAL ENTRANCE INTO A BEAUTIFUL HALLWAY *** THREE BEDROOMS *** KITCHEN/BREAKFAST ROOM *** LIVING ROOM *** BATHROOM *** WELL KEPT GOOD SIZE GARDEN WITH GREAT STORAGE *** OFF STREET ALLOCATED PARKING *** EPC E *** COUNCIL TAX BAND B *** SHARED FREEHOLD (needs to be confirmed with you legal advisor) *** POSSIBLE NO ONWARD CHAIN

Entrance

Through a telephone entry door into the main communal hall and stairs leading to first floor landing and intern giving access to apartment 3.

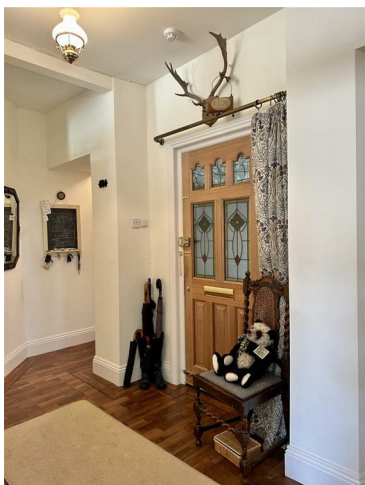


light, picture rails, radiator, and a beautiful feature open fireplace, slate hearth, decorative wooden mantel.



Hall

Two ceiling lights, parquet karndean flooring, doors to the living room, kitchen, bedrooms one, two, three and the family bathroom.



Sitting Room

A lovely light and airy front aspect room with a large original wooden glazed sliding sash window, ceiling



Kitchen/Diner

A side aspect room with wooden glazed sliding sash window with feature window seat, ceiling light, radiator, wood effect Karndean flooring, ample space for dining table and chairs. The kitchen has been fitted with a range of base and eye level units with marble work surfaces, inset stainless steel sink, integrated oven and microwave, gas four ring hob and extractor hood over, integrated dishwasher, space and plumbing for a washing machine, integrated fridge freezer.



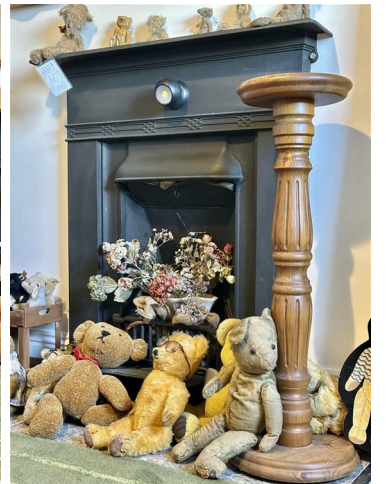
Master Bedroom

Another light and airy front to side aspect room with two wooden glazed sliding sash windows, ceiling light, radiator, cast iron open fireplace with a tiled hearth.



Bedroom Two

A good sized side aspect room with a wooden glazed sliding sash window, ceiling light, radiator. feature cast iron fireplace, tiled hearth.



Bedroom Three

Currently being used as a store room, could be an office, wooden glazed window, ceiling light, radiator.



Family Bathroom

Glazed window, ceiling light, extractor fan, vertical radiator, tiled effect vinyl flooring, WC, marble work surface with circular wash hand basin with chrome mixer tap, panel enclosed bath with chrome mixer tap, glazed shower screen, wall mounted mains over head shower system.



Garden

Off street parking for one vehicle with a communal driveway area.



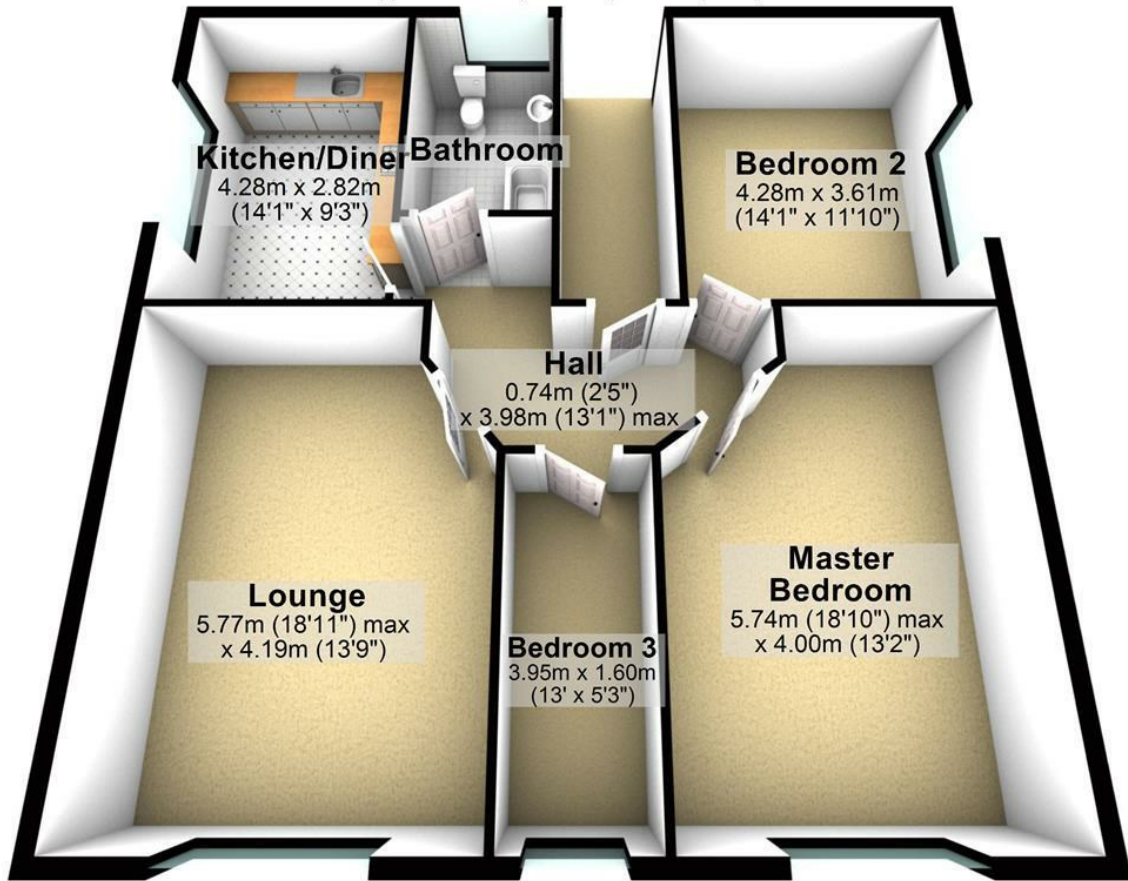
Plot and Location





Ground Floor

Approx. 101.4 sq. metres (1091.7 sq. feet)



Total area: approx. 101.4 sq. metres (1091.7 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		
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