



Flat 1 Choate House, 2 West Street

Axbridge, BS26 2AD

Price £145,000





# PROPERTY DESCRIPTION

A well appointed one bedroom hall floor flat set within an imposing Grade II listed detached building close to the centre of this highly sought after village.

Communal entrance hall (shared with one other flat) lounge/diner\* well appointed kitchen\* double bedroom\* shower room\* electric heating\* designated off street parking for one vehicle\* guest parking\* communal gardens to the rear\* ideal as a first time buy, retirement purposes or as a buy to let opportunity.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## **Accommodation (Measurements are approximate)**

Stairs rising to the communal entrance door.

Door to the flat.

## **Lounge/Diner**

14'8" maximum x 13'5" maximum (4.48 maximum x 4.10 maximum)

L shaped with sash window with window seat, television point, cornice ceiling, night storage heater. Archway to the:

## **Kitchen**

8'5" x 4'0" (2.59 x 1.23)

Fitted with a modern range of wall and floor units to incorporate single sink drainer unit, space for fridge, plumbing for automatic washing machine, integrated oven and hob.

## **Bedroom**

14'8" x 10'9" (4.48 x 3.28)

French doors to outside, night storage heater.

## **Shower Room**

6'7" x 5'3" (2.03 x 1.61)

With shower cubicle, pedestal wash hand basin, close coupled w.c., airing cupboard.

## **Outside**

Located opposite the property is a private car park.

The property benefits from a designated off street parking space to the left hand side of the carpark and is identified by having the No.1 in front of it.

We also understand there are three visitors parking spaces located in the car park.

There is an access gate to the rear of the property that opens to the communal gardens, that lead down to the rear of the property, where private access can be gained to the flat.

## **Tenure**

Leasehold

500 year lease from 29th September 1982

Service Charge £1020.00

Ground Rent £10.00

## **Description**

This well maintained hall floor flat is set within an imposing detached Grade II listed property within a short walk of the village square.

The property is accessed from the front of the building via an attractive stairway leading to a communal hallway shared with one other flat.

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The flat itself briefly comprises good sized lounge/diner with well appointed kitchen off, good sized double bedroom and shower room. From the bedroom two French doors open to the communal gardens to the rear where located immediately to the rear of the bedroom is an attractive area laid to decorative stone to the communal gardens.

The property also benefits from having designated parking for one vehicle which is located in the car park directly opposite the property and we also understand there are three visitor parking spaces.

### Directions

From the M5 junction 22 roundabout proceed in a northerly direction signposted Bristol Airport and Weston-Super-Mare. At the next roundabout take a right onto the A38 towards Bristol. Proceed through the villages of Rooksbridge, Biddisham and Lower Weare and at the bottom of the hill take a right onto the A38 signposted Axbridge. Proceed into Axbridge onto West Street and the property will be found on the left hand side.

### Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric Heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)





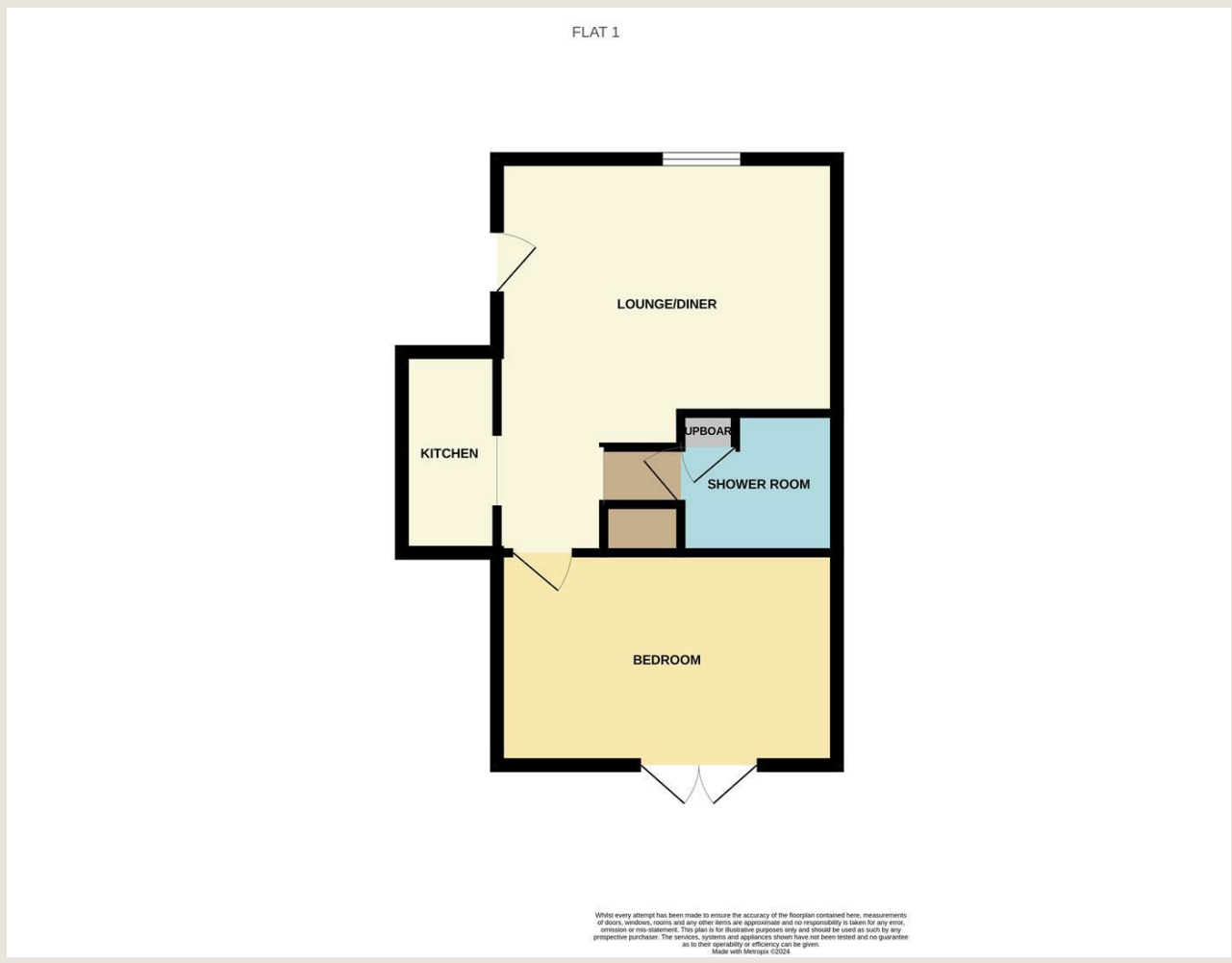












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
 Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

