



THE PENNINGS, ST MARYS STREET, AXBRIDGE, BS26



£195,000 LEASEHOLD

Passionate about Property

NO ONWARD CHAIN. Superb two double bedroom upper ground floor retirement apartment that is sure to be the envy of others, given its size and location in the building! 'The Pennings' was built in 2003 for the over sixty age group, a short walk from Axbridge Town Square and its range of amenities.

Council Tax Band: C

Location

The Pennings is located close to the heart of the charming, centuries old town of Axbridge. Being an historic market town allowed Axbridge to prosper via the wool trade during the Medieval period. But, whilst there is much evidence of the rebuilding and re-facing of buildings that took place in the town in the 18th and 19th centuries, the centre of Axbridge has changed little and retains a number of early, listed buildings in the Square and main streets. The Square still has the feel of a marketplace today and there is an excellent farmers' market on the first Saturday of every month. There are several shops, a pharmacy and a post office, and a good choice of places to eat and drink, including the Almshouse tea rooms, the popular 2 AA rosette restaurant at the Oak House hotel, and The Lamb and The Crown public houses. There is a local bus service, which stops close to The Pennings, providing access to the surrounding district and a more comprehensive range of shopping and leisure facilities in the nearby town of Cheddar. Axbridge has a lively community with many clubs and societies on offer. There is a local museum housed in the King John's Hunting Lodge (National Trust) in the square, and an active parish Church which organises regular concerts, feasts and coffee mornings.

Directions

From Winscombe heading South on the Bridgwater Road (A38), proceed for approximately 1.5 miles. Take the left hand fork in the road onto the A371 signposted to Axbridge, Cheddar and Wells. After approximately 2 miles turn right signposted to Axbridge opposite the Cheshire Home onto the Cheddar Road. This in turn leads onto Jubilee Road, which becomes St. Mary's Street where The Pennings can be found on the right hand side, immediately after Chestnut Avenue.

Alternatively, if approaching from the Cross junction, the town of Axbridge can be enjoyed by driving down West Street, which becomes the High Street, and then passing through the medieval square to St. Mary's Street.

L-Shaped Entrance Hall

Electric night storage heater, electric meter box, smoke detector, built in airing cupboard with hot water tank, timer controls & shelving, coved & textured ceiling. Doors to all rooms.

Living/Dining Room (21' 04" x 21' 0" Max) or (6.50m x 6.40m Max)

A fabulous L-shaped living space with dual aspect upvc double glazed sash windows, carpeted flooring, two wall mounted electric heaters and double doors to:

Kitchen (10' 0" x 6' 08") or (3.05m x 2.03m)

Upvc double glazed sash window. Contemporary fitted kitchen with a range of wall and base units, tiled splash-backs, work surfaces with stainless steel sink inset, electric hob, built in oven, free-standing fridge/freezer, washing machine and slimline dishwasher.





Bedroom 1 (13' 06" x 9' 10") or (4.11m x 3.00m)

Double glazed sash window with a pleasant side aspect, built-in cupboard with hanging rail and shelving, electric night storage heater, telephone point. Door to:

En Suite

WC, wash basin, vinyl flooring, Upvc double glazed sash window.

Bedroom 2 (13' 10" x 9' 04") or (4.22m x 2.84m)

Spacious double bedroom has double glazed sash window with front aspect, electric night storage heater, and coved ceiling.

Wet Room

WC, wash basin, shower area with electric shower over, heated towel rail, electric heater.

Outside/Communal Areas

The Pennings development has been constructed with residents' security in mind and is approached via electrically operated wrought iron gates to the side, with a driveway leading to the rear of the property and the allocated parking spaces. Entrance to the building on this level is also via keypad. There are well stocked flower/shrub borders surrounding the property and a recessed dustbin area. There is an additional front door with combined keypad/intercom entry system.

Note

Management Charges and lease information to follow.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract