

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 518900

lettings@farrons.co.uk



HOULGATE WAY, AXBRIDGE, SOMERSET. BS26 2BJ



£388,995 FREEHOLD

Passionate about Property

THE MASON is a beautifully appointed three bedroom semi-detached home with a fabulous open plan kitchen / family / dining room opening on to the rear garden! In addition the property also offers a separate spacious living room, a utility room and two allocated parking spaces, as well as a 10 YEAR NHBC GUARANTEE!

About The Development

Farrons Estate Agents are delighted to be working in conjunction with Bellway Homes, offering this exquisite collection of 53 homes in the heart of Axbridge, with many benefiting from wonderful views of the glorious Somerset countryside.

These beautiful homes are an ideal choice for a range of buyers - including families and first-time buyers, with the development benefiting from proximity to local schools and amenities, easy access to the nature walks and bridle paths of the Mendip Hills and Cheddar reservoir, city attractions of Bristol, Bath and Wells, and local road and rail links.

Register your interest with Farrons Estate Agents today on 01934 842000!





About The Home

A 3-bedroom home with a contemporary layout, and many sought-after features and finishing touches, The Mason will appeal to young and growing families, first-time buyers and couples looking for well-planned space to enjoy. Its most distinctive feature is the L-shaped kitchen, dining and family area, which extends into the garden and will be the perfect place for families to relax and spend precious time together.

Ground Floor Accommodation

Attractive French doors in the family area open onto the rear garden, and bring in the light. A utility room is conveniently located off the kitchen, with an external access door, helpful for making laundry days easier, or taking care of muddy shoes or paws, and two useful storage cupboards are found in the dining area.

The formal living room enjoys a dual aspect, and is situated at the front of the home, making it ideal for entertaining guests or setting up cosy movie nights. The ground floor is completed by a cloakroom, thoughtfully situated by the front door.

First Floor Accommodation

On the first floor, bedroom 1 benefits from an en-suite shower room. Bedroom 2, which is double in size, and bedroom 3 are served by the family bathroom. The third bedroom could be utilised as a children's room or guest room, or alternatively, it lends itself well to a home office, gym or hobby room.

Additional information

Estate Management Charge: £333.74

Internal Area: 1043 sq. ft.

Annual service charge: None

Council tax band: TBC

Tenure: Freehold

The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific details.





***Stamp Duty Offer!**

Save up to £10,000 on stamp duty or top up your deposit with Bellway. We've got homes across the UK that are either ready to move into or we're just adding the final details, so whether you're a first-time buyer or looking for something new for your growing family, you can rely on us to get you into a beautiful, brand-new home. We've got you covered so you can focus on the things that matter.

Available on selected plots only.

Plots Currently Available

Prices from £388,995.

Plot 24,25

Call 01934 842000 or email Joseph@farrons.co.uk for more details.

WHY BUY WITH BELLWAY HOMES?

At Bellway we have always built attractive and desirable new homes. That's why we've become one of the five largest builders in Britain. But now there's even more reason to choose a Bellway home.

To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

Express Mover - Sell your home quicker with no estate agent fees.

Our Intermediate Management Agent will work with a local agent to market your home at an agreed price.

You could soon be moving into your new dream home, start your journey with us today.

This Sales Centre is open!

Our sales centre is open for drop-in visits.

Should you wish to have dedicated time with our Sales Advisor, please book an appointment before visiting us.

Sales office opening hours:

Monday 10:00 - 17:00
Tuesday closed
Wednesday closed
Thursday 10:00 - 19:00
Friday 10:00 - 17:00
Saturday 11:00 - 17:00
Sunday 11:00 - 17:00

ABOUT BELLWAY HOMES - A REPUTATION YOU CAN RELY ON

Over 75 years of great homes and great service.

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned house building business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, 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