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**THE BOWYER, AXBRIDGE, SOMERSET. BS26 2BJ**



**FROM £499,995  
FREEHOLD**

# Passionate about Property

THE BOWYER is a superb design, flooded with natural light throughout due to the dual aspect windows to several rooms! The property boasts a four bedrooms, a large kitchen / dining room, utility room, separate living room, garage and gardens.

## 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

An aesthetically delightful, double-fronted 4-bedroom home, The Bowyer provides growing families and second-steppers with substantial and flexible space to meet ever-evolving lifestyles. Several dual-aspect rooms, and a spectacular bay window in the dining area add character, while practical features such as three double-sized bedrooms and a utility room make this home ready for contemporary living.

## Ground Floor Accommodation

The front door opens into the welcoming, centrally-located hallway, from which the ground floor radiates out. To one side of the home is the living room, which enjoys a dual aspect and provides dedicated space for relaxing and entertaining, and for children to play; the open-plan kitchen, dining and family area occupies the other side of the ground floor, and is designed to become the heart of the home.

The U-shaped kitchen incorporates a breakfast bar, to gather the family around for informal weekend brunches, or for cocktails with friends. The dining area boasts a feature bay window that extends into the rear garden. French doors from the dining area open to the rear garden.

Adjoining the kitchen is a separate utility room, to keep laundry and cleaning essentials well-organised and out of sight, and conveniently, there is an under-stairs storage cupboard and a door to the outside. Completing the ground floor of The Bowyer is the cloakroom, accessed from the entrance hallway.

## First Floor Accommodation

Upstairs are all four bedrooms, and the stylish family bathroom. Bedroom 1 benefits from an en suite shower room, while bedroom 2 has a dual aspect. Bedroom 4 is well-sized for use as a nursery or younger child's room; alternatively, it would make a comfortable and private home office or hobby room. Two useful storage cupboards on the landing are thoughtful finishing touches to the first floor, handy for keeping the household's towels and bed linens within easy reach.







### Additional information

Estate Management Charge: £333.74

Internal Area: 1338 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

As of 10th April 2025. Prices from £499,995.

Plot 21,26,38

Call 01934 842000 or email [Joseph@farrons.co.uk](mailto: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 design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.







## CONTINUING GROWTH

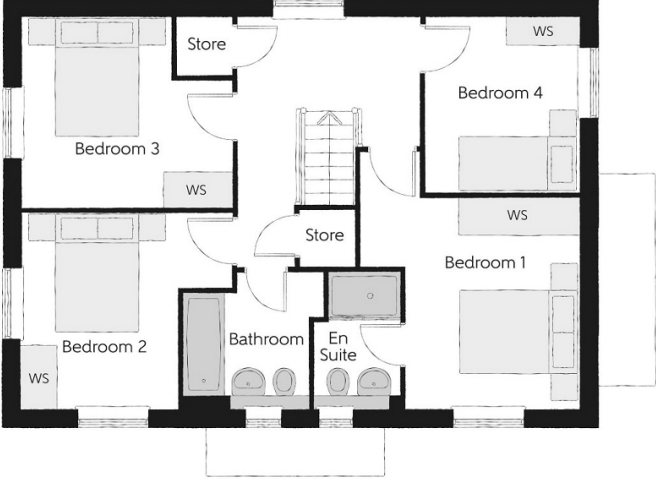
Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.

10 Years NHBC Warranty.



# Passionate about Property



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