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HOULGATE WAY, AXBRIDGE, SOMERSET. BS26 2BY



£520,000 FREEHOLD

Passionate about Property

Superb four bedroom link-detached home, providing an impressive 1700 sq ft of living accommodation that offers a wealth of reception space, great versatility and even dual occupancy potential if needed. The property has many notable features, such as the open plan upgraded kitchen / family room, garden room, study, secluded rear garden and far reaching views to the front. Call now to arrange a viewing!

Location

Houlgate Way is located just a short distance from the heart of the charming 'Centuries Old' town of Axbridge nestled at the foot of the Mendip Hills, ideal for those with a keen interest in the outdoors. Being a market town allowed Axbridge to prosper and the heart of the town has changed little, retaining a number of early listed buildings in the Square and lining the main streets. The Square still has the feel of a marketplace today with a range of retail outlets as well as places to eat and drink. In addition, there is a charming COE Church, The Roxy Community Cinema (one of the smallest Cinema's in England) and Doctors Surgery. The local First School Academy is just a short distance away which feeds into Fairlands Middle School and Secondary Education at Kings of Wessex Academy both of which are located in Cheddar. There is a local bus service providing access to the surrounding district and for those travelling further afield, the A38 provides direct access to Bristol and the M5.

Entrance Porch

Upvc double glazed sliding patio doors to front elevation.

Entrance Hall

Upvc double glazed door and side panel. Carpeted stairs to first floor with under-stairs cupboard. Radiator. Doors to:





Downstairs Cloakroom

Upvc double glazed window. Radiator. Updated contemporary suite comprising of a floating vanity unit with inset wash basin and WC.

Living Room (19' 06" x 13' 11") or (5.94m x 4.24m)

Spacious, attractive principle reception room with large upvc double glazed window to front providing a view of the neighbouring countryside. Radiator. Brick built feature fireplace with log burner inset. Upvc double glazed window to garden room.

Kitchen & Family Room (19' 03" Max x 15' 05" Max) or (5.87m Max x 4.70m Max)

Definitely the heart of this particular home! a spacious dining area meets an extensive upgraded fitted kitchen, with built-in appliances that include an induction hob, two ovens, dishwasher and fridge freezer. Radiator. Upvc double glazed windows and French patio doors to the garden room. Door to the utility room.



Garden room (15' 09" Max x 11' 11" Max) or (4.80m Max x 3.63m Max)

Large L-shaped further reception space with a range of triple aspect upvc double glazed windows and French doors to the rear garden. Replacement eco roof with skylight. Spotlights. Radiator.

Utility Room

Upvc double glazed door to garden. Space for several appliances. Doors to:

Bedroom 4 / Playroom (13' 03" x 9' 03") or (4.04m x 2.82m)

Dual aspect upvc double glazed windows and a door to the rear garden. Electric heater. Spotlights. Replacement eco roof.





Study (7' 11" x 6' 06") or (2.41m x 1.98m)

Upvc double glazed windows to front. Spotlights. Vinyl flooring.

Landing

Upvc double glazed window to front providing a far reaching view. Loft access. Doors to:

Bedroom 1 (20' 01" Max x 10' 03") or (6.12m Max x 3.12m)

Please note, the original fourth bedroom has now been made into a dressing room. The wall can be easily reinstated.

Two Upvc double glazed windows to rear, two radiators, large dressing room with built in wardrobes, two doors to landing, door to:

En Suite

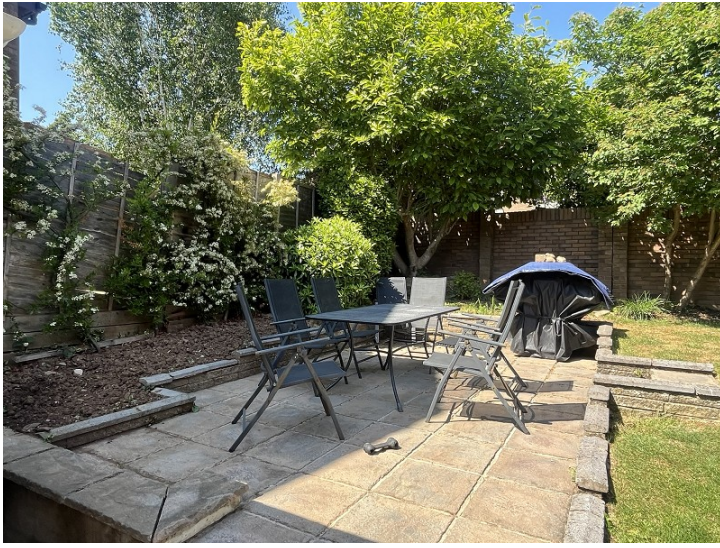
Upvc double glazed window. Shower cubicle. WC. Wash basin. Radiator.



Bedroom 2 (14' 0" x 7' 06") or (4.27m x 2.29m)

Spacious double bedroom with two Upvc double glazed windows to the front elevation providing an attractive view! Radiator





Bedroom 3 (10' 09" x 10' 08") or (3.28m x 3.25m)

Another good double bedroom, with upvc double glazed window to rear. Radiator.

Garage (9' 01" x 7' 09") or (2.77m x 2.36m)

Small garage given the alterations to the original design to add the benefit of further living space. up and over door to front. Power and light.

Front Garden & Driveway

Driveway parking for three vehicles. Front lawn with pathway to access.

Rear Garden

Secluded rear garden with a raised, level lawn that meets a stone paved patio area.

Material Information

Council Tax: D

Tenure: Freehold

Maintenance Charge: No

Ground Rent: No

Property Type: Link Detached House

Construction: Brick

Electricity / Gas / Water Connected: Yes

Sewage - Mains

Heating: Gas

Type of Broadband: Super Fast Fibre

Parking: Yes - 3 cars

Any Known Safety Concerns: No

Any Restrictions / Covenants: No

Has the Property Ever Flooded: No

Is the Property Subject to Coastal Erosion: No

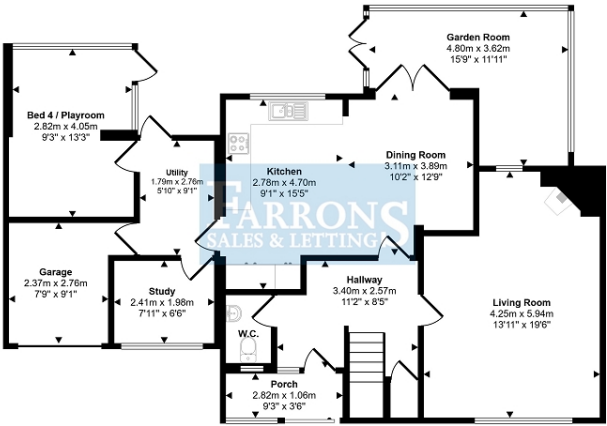
Are there any planning applications locally that will affect the property? No

Have any accessibility / adaptations been made to the property? No

Is the property in a mining / coalfield area: No

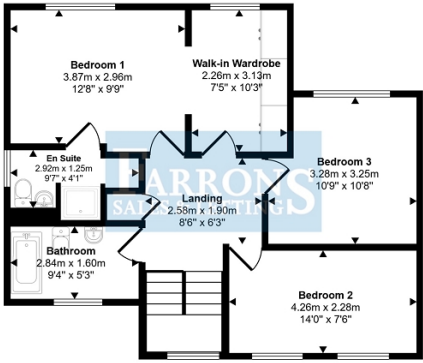


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Ground Floor
Approx 109 sq m / 1170 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 60 sq m / 649 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(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