



READS GARDEN, AXBRIDGE, SOMERSET. BS26 2FL



£950 MONTHLY

Passionate about Property

Attractive two bedroom cottage situated in the heart of Axbridge, within walking distance of the First School, shops and local amenities. Kitchen / dining room, spacious living room, downstairs WC, rear courtyard garden and allocated parking for one vehicle. AVAILABLE NOW for £950pcm. Deposit £950. EPC Rating C. Council Tax C.

Council Tax Band: C

Location

In the middle ages, Axbridge was once an important wool producer, and in earlier times a river port.

This was reflected in its early charters, allowing it to hold markets, fairs and become a royal borough. It even had it's own mint, with coins showing the Towns symbol the 'Lamb and Flag'.

The layout of the town has changed little over the centuries, a medieval town, expanding on a fortified Saxon burgh, and today visitors can wander the winding streets and soak up the wonderful history that remains.

Axbridge has a warm sense of community at its heart, and offers a wide range of events, clubs and activities. As well as two excellent pubs, a co-op store and post office, Axbridge square also boasts a wonderful monthly farmers market.

Axbridge is well located for commuting to local business centre of Wells, Cheddar, Weston-Super-Mare and Bristol, via the nearby M5 and A38 Bristol International Airport is a 20 minute drive away.

Entrance Hall

Vinyl flooring. Doors to:

Lounge (15' 01" x 10' 02") or (4.60m x 3.10m)

Dual aspect double glazed windows. Carpeted flooring. Radiator.

Kitchen/Dining Room (15' 02" x 9' 10") or (4.62m x 3.00m)

Vinyl flooring. Fitted kitchen with fridge and freezer, oven and hob. Dual aspect double glazing to front and rear. Door to rear and WC.

Downstairs W.C

WC, wash basin.





Landing

Double glazed window to rear. Carpeted flooring. Storage cupboard.

Bedroom 1 (15' 02" x 10' 01") or (4.62m x 3.07m)

Dual aspect double glazed windows to front and rear. Radiator. Carpeted flooring. Double wardrobes.

Bedroom 2 (14' 0" x 8' 04" Max) or (4.27m x 2.54m Max)

Two double glazed windows to front. Carpeted. Radiator. Loft access.

Bathroom

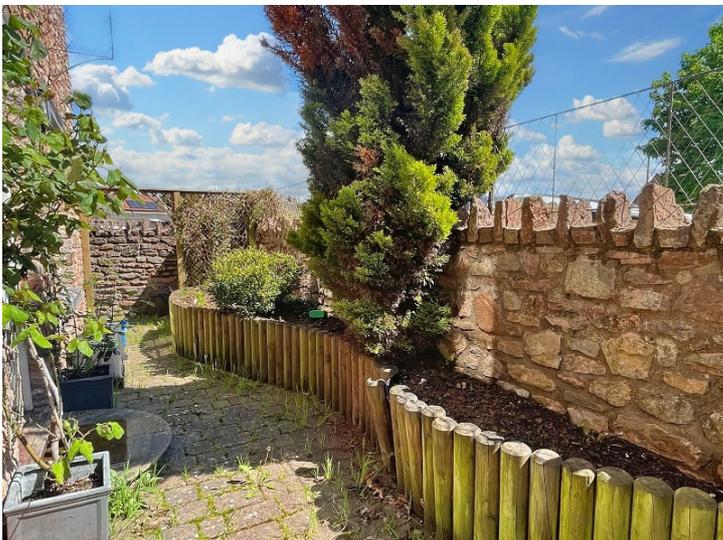
Three piece suite comprising P-shaped bath with shower over, WC, pedestal wash basin. Tiled flooring. Heated towel rail. Spotlights. Double glazed window to rear.

Rear Garden

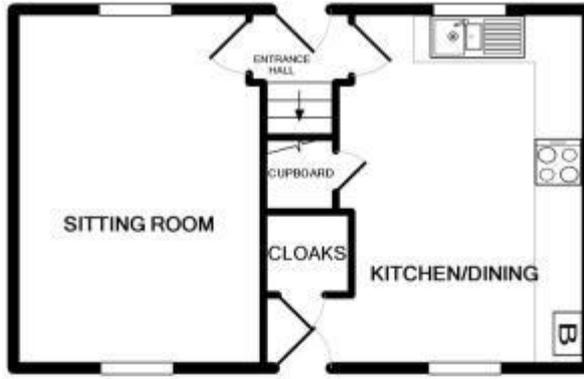
Pretty courtyard garden to the rear with side access gate and raised flower beds, which meet a natural stone wall border.

Parking Area

One allocated parking space.



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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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