



**ST JOHNS COURT, AXBRIDGE, SOMERSET. BS26 2AY**



**£175,000 LEASEHOLD**



# Passionate about Property

**NO ONWARD CHAIN!** Two bedroom top floor apartment set in the attractive redevelopment of St Johns Court, situated within walking distance of Axbridge square. The property benefits from fabulous views from its Southerly aspect, allocated parking and use of the communal gardens. Call now to view!

## Location

St Johns Court 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 via the wool trade during the medieval period and the heart of Axbridge 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 shops including: Post Office, Chemist, Butchers and Mini Market as well as places to eat and drink including the popular 'Old Almshouse', 'Lamb Inn' and 'Oak House Restaurant'. In addition, there is a COE Church, Doctors Surgery and local First School Academy within walking distance with Secondary Education available at the very popular Kings of Wessex Academy in Cheddar. There is a local bus service providing access to the surrounding district and a more comprehensive range of shopping and leisure facilities in the nearby village of Cheddar. For those travelling further afield, the A38 provides direct access to Bristol city centre and access to the M5 Motorway network is available at junction 21 St Georges and 22 Edithmead. Bristol International Airport is approximately a 20-minute drive away.

## 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 sign posted to Axbridge, Cheddar and Wells. After approximately 0.5 mile turn left sign posted to Axbridge. Follow the signs to Axbridge Square onto West Street and turn immediately right onto Houlgate Way. Follow the road down the hill and take the third turning on the left into St Johns Court, just passed the Doctors Surgery. Parking is available in the visitors parking area, then proceed over the footbridge to the main entrance where a member of Farrons staff will meet you for the viewing appointment.

## Entrance

Entrance via lift to second floor, taking the left hand corridor as you exit the lift.

## Entrance Hall

Carpeted flooring. Electric heater. Loft access. Airing cupboard with heated towel rail and cold water stopcock. Consumer units. Doors to:

## Lounge (12' 10" x 12' 05") or (3.91m x 3.78m)

Carpeted flooring. Electric heater. Double glazed hard wood window providing a stunning view. Open access to:





#### **Kitchen/Dining Room (12' 05" x 8' 08") or (3.78m x 2.64m)**

Hard wood double glazed window providing a far reaching view over neighbouring countryside. Updated kitchen with built-in appliances including washing machine, double oven, electric hob, dishwasher and fridge / freezer.

#### **Bathroom**

Updated suite with wash basin and WC enclosed in a vanity unit, bath with shower over and folding screen, medicine cabinet, heated towel rail and a hard wood double glazed window.

#### **Bedroom 1 (12' 06" x 11' 09") or (3.81m x 3.58m)**

Hard wood double glazed window with hillside views. Electric heater. Carpeted flooring. Range of wardrobes.

#### **Bedroom 2 (9' 08" x 8' 11") or (2.95m x 2.72m)**

Hard wood double glazed window with hillside views. Electric heater. Carpeted flooring. Range of built-in wardrobes.

#### **Allocated Parking**

Allocated parking for one vehicle. Visitors spaces available.

#### **Parking & Communal Garden**

Well tended communal grounds that provide a tranquil, secluded environment to enjoy. There is an allocated parking space and additional visitors parking.

#### **Material Information**

Council Tax / Domestic Rates: Band B £1683.41

Tenure: Leasehold

Maintenance Charge: N/A

Ground Rent: N/A

Property Type: Flat

Property Construction: Stone/block

Electricity Connected: Yes

Gas Connected: No

Water Connected: Yes

Sewage - Mains / Septic / Bio Digester etc: Mains

Heating - Type: Electric

Type of Broadband - Fibre / Copper Wire: Fibre

Parking: 1 Space

Any known building safety concerns? : No

Are there any restrictions / covenants? : No Pets, No Children

Are there any rights / easements? : No

Has the property been flooded in the last 5 years? : No

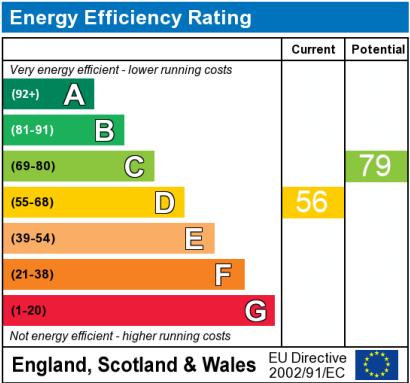
Is the property subject to coastal erosion? : No

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

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

Is the property in a coalfield / mining area? : No





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