



Olive

ESTATE AGENTS



Adam Cottage St. Marys Street, Axbridge, BS26 2BN £395,000

*** GORGEOUS CHARMING COTTAGE WITHIN THE HEART OF AXBRIDGE TOWN CENTRE *** THREE DOUBLE BEDROOMS *** LONG REAR SOUTH FACING GARDEN WITH SUMMER HOUSE WHICH HAS POWER *** MODERN KITCHEN *** DOWNSTAIRS WC *** LIVING ROOM WITH FIREPLACE *** PERIOD FEATURES *** OFFICE SPACE/GOOD SIZED LANDING AREA *** GOOD SIZED FAMILY BATHROOM *** WALKING DISTANCE TO THE DESIRABLE CENTRE OF MEDIEVAL AXBRIDGE AND ALL ITS AMENITIES, INCLUDING COFFEE SHOPS, PUB AND RESTAURANT *** ON STREET PARKING *** COUNCIL TAX BAND C *** EPC TO BE CONFIRMED ***

Lovely desirable cottage, walking distance to the centre of Axbridge, also close distance to the Cheddar reservoir. Adam Cottage is a charming three bedroom cottage, with suitable living space, lovely sized kitchen with plenty of work surfaces and units, downstairs WC, and a really good sized living room with a beautiful fireplace. The upstairs features a landing area which has enough room for a desk/office space, a well sized family bathroom, two double bedrooms, and then further stairs to the spacious attic bedroom with stunning ceiling beams, also views out the back. The outside is well matured with flower, tree and shrubs, with a summer house to the rear.







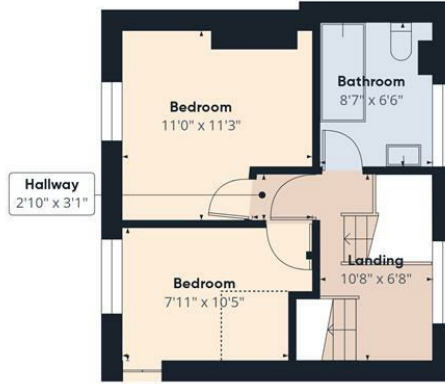




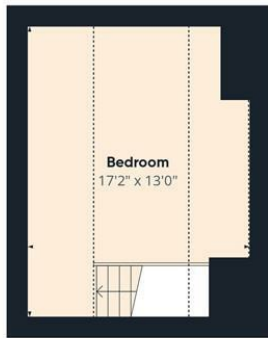




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
902 ft²
Reduced headroom
120 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		