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**HOULGATE WAY, AXBRIDGE, SOMERSET. BS26 2BJ**



**FROM £509,995  
FREEHOLD**

## Passionate about Property

THE GOLDSMITH is a beautifully designed, spacious detached home that keeps family living at its heart. This home provides inviting reception rooms as well as a superb open plan kitchen / family room, and with four double bedrooms and two en suites everyone in the family will equally have their own space to retreat to!

### 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

Fusing traditional elements with a host of sought-after contemporary features, The Goldsmith is an exceptional 4-bedroom home that is certain to appeal to second-steppers, larger families and those planning for the future.

### Ground Floor Accommodation

The magnificent, open-plan kitchen, breakfast and family area forms the heart of the home, extending the full width and offering delightful views of the rear garden. Accessed through the kitchen is the separate utility room, which has a door to the outside, useful for laundry days.

The family area is versatile and could be used as a comfortable and inviting snug, or perhaps become a bar area, for those who love to entertain guests regularly. French doors in the family area are a welcome feature in the summer months for admiring the garden in comfort.

Situated at the front of the home is the formal living room, which could be dedicated to family time and cosy movie nights, or even reserved for the grown-ups. Across the hallway is the dining room, for intimate dinner parties with friends and relaxed Sunday lunches with all the family. Completing the ground floor level is the cloakroom, and a good-sized storage cupboard, both of which are conveniently located in the hallway.



### First Floor Accommodation

On the first floor, all four bedrooms are double in size, and two boast en-suite shower rooms while bedrooms 3 and 4 are served by the family bathroom. Bedroom 4 occupies a quiet location at the rear of the home, and would be ideal for use as a home office or hobby room, or to reserve as a guest bedroom. Two storage cupboards on the landing are thoughtful finishing touches to the upstairs level, to keep household essentials stored safely out of sight.

Additional information

Estate Management Charge: £333.74

Internal Area: 1494 sq. ft.

Annual service charge: None

Council tax band: TBC

Tenure: Freehold





### **\*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**

Prices from £509,995.

Plot 14,19,20,29

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



[www.farrons.co.uk](http://www.farrons.co.uk)





## 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.

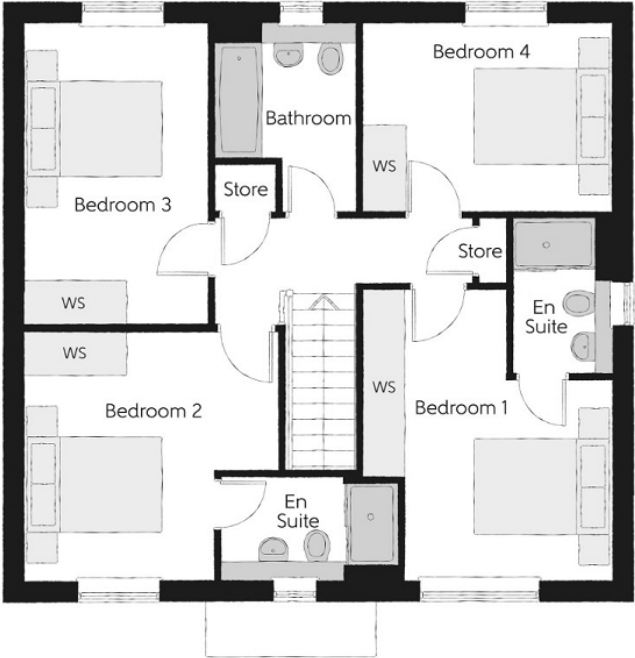
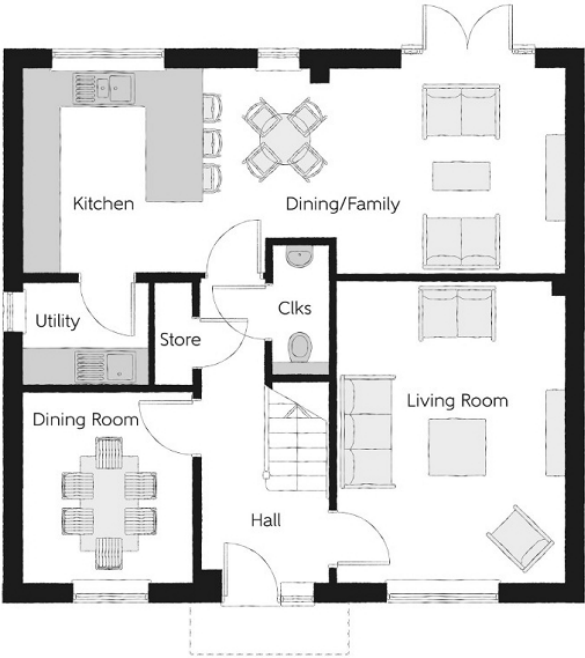
10 Years NHBC Warranty.

## PLEASE NOTE

All offers apply to specific plots and selected developments only. Terms and conditions apply. Contact your Bellway sales advisor to find out more or see terms and conditions on our Bellway website. Express Mover and Part Exchange scheme offers are subject to status, availability and eligibility. Bellway reserve the right to refuse a Part Exchange. Any promoted offer is subject to contract. 10-year NHBC Buildmark policy. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.\*



# 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