



READS GARDEN, AXBRIDGE, SOMERSET. BS26 2FL



£1,100 MONTHLY

Passionate about Property

AVAILABLE NOW! Superb two bedroom modern cottage situated a few moments walk from Axbridge Square, amenities and the local school. The property provides a living room, open plan kitchen / dining room, downstairs WC, a rear courtyard garden and parking for one vehicle. Deposit £1100.

Council Tax Band: C

Location

The property is located a short walk from the Medieval town square of Axbridge, Somerset.

In the middle ages, Axbridge was once an important wool producer, and in earlier times a river port. It even had it's own mint, with coins showing the Towns symbol the 'Lamb and Flag'. 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. Another attractive feature of Axbridge for a family, is the wealth of reputable private and state schools in the area.

Axbridge is well located for commuting to local business centres 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

Open access to kitchen. Double glazed windows and doors to front. Vinyl flooring. Door to lounge. Carpeted stairs to first floor.

Living Room (14' 10" x 10' 03") or (4.52m x 3.12m)

Dual aspect double glazed sash windows. Radiator. Carpeted flooring.

Kitchen/Dining Room (14' 10" Max x 14' 03" Max) or (4.52m Max x 4.34m Max)

Dual aspect double glazed sash windows and doors to the front and rear. Extensive fitted kitchen with built-in dishwasher, fridge / freezer, oven and gas hob. Washing machine included. Vinyl flooring. Radiator. Door to:

Downstairs W.C

WC. Wash basin over a base unit. Vinyl flooring.





Landing

Double glazed sash window to rear. Carpeted flooring. Doors to:

Bedroom 1 (15' 0" x 10' 03") or (4.57m x 3.12m)

Dual aspect double glazed sash windows, radiator, carpeted flooring.

Bedroom 2 (14' 02" x 8' 02") or (4.32m x 2.49m)

Two double glazed sash windows to front. Radiator. Carpeted flooring. Built-in cupboard. Loft access.

Bathroom

Bath with shower over. Enclosed WC and wash basin with vanity units. Heated towel radiator. Spotlights. Double glazed sash window to rear.



Rear Garden

Enclosed rear garden with natural stone walling, paving, an outside light and storage.

Parking

One allocated parking space in the parking area.



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Ground Floor



First Floor

Total floor area 67.9 m² (731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	74	
(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