



MOORLAND STREET, AXBRIDGE, SOMERSET. BS26 2BB



£150,000 LEASEHOLD

Passionate about Property

NO ONWARD CHAIN! Exceptionally well cared for and presented one bedroom first floor flat, situated in the heart of Axbridge within walking distance to local shops and amenities. The property has the considerable benefit of an **ALLOCATED PARKING SPACE**, contemporary updated kitchen and bathroom, spacious living room and double bedroom. Call now to arrange a viewing!

Location

Peelers Court, Moorland Street 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 and the heart of the town 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 retail outlets as well as places to eat and drink. In addition, there is a charming COE Church, The Roxy Community Cinema (one of the smallest Cinema's in England) and Doctors Surgery. The local COE First School Academy is just a short distance away which feeds into Fairlands Middle School and Secondary Education at the very popular Kings of Wessex Academy both of which are located in Cheddar.

Entrance Hall

Entered via private entrance door from stairwell to the rear of the building from the parking area.

Wood flooring. Radiator. Loft access. Original panelling. Built-in cupboard housing gas boiler. Doors to:

Living/Dining Room (16' 01" x 12' 11") or (4.90m x 3.94m)

A gorgeous living space with an extensive range of dual aspect upvc double glazed windows providing views of the Mendip Hills. Radiator. Carpeted flooring. Door to:

Kitchen (9' 05" x 6' 00") or (2.87m x 1.83m)

Upvc double glazed window. Vinyl flooring. Contemporary fitted kitchen with a built-in oven, electric hob, fridge/freezer and space for a washing machine.





Bedroom (13' 04" x 11' 10") or (4.06m x 3.61m)

Impressive double bedroom with dual aspect upvc double glazed windows, radiator and carpeted flooring.

Shower Room

Attractive updated shower room with a large walk-in shower cubicle, wash basin over a vanity unit with large mirror and spotlights over, WC, heated towel radiator, vinyl flooring, upvc double glazed window, built-in cupboard.

Allocated Parking Space

Allocated parking for one vehicle in the parking area.

Material Information

The length of lease is 999 years from 24 June 1983 (956 years remaining)

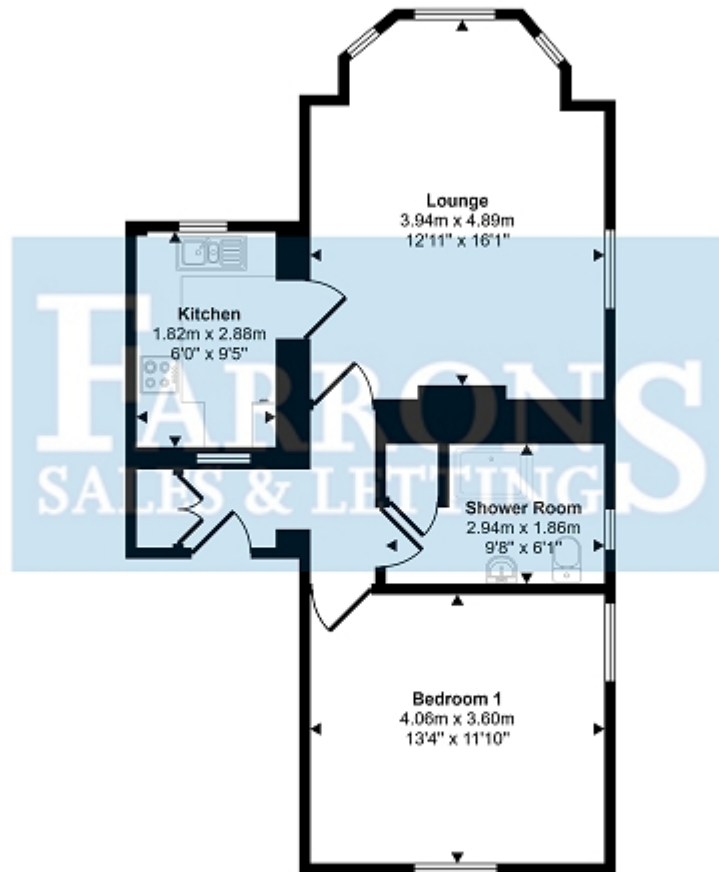
The ground rent is £10 per year. This has not been collected in our clients period of ownership.

The service charge is £1,080 paid monthly at £90 per month.



Passionate about Property

Approx Gross Internal Area
53 sq m / 573 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(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