



**WEST STREET, AXBRIDGE, SOMERSET. BS26 2AD**



**£169,950 LEASEHOLD**

# Passionate about Property

Charming one bedroom first floor flat situated within a historic Grade II Listed building in the heart of Axbridge. 'Choate House' has seven individual apartments, each with allocated parking and use of the landscaped secluded gardens. This apartment has a living room with open fire, kitchen, double bedroom and shower room. Call now to arrange a viewing!

Council Tax Band: A

## Location

Choate House, High Street is situated a few minutes walk 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.

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 First School Academy is just a short distance away which feeds into Fairlands Middle School and Secondary Education at Kings of Wessex Academy both of which are located in Cheddar. There is a local bus service providing access to the surrounding district and for those travelling further afield, the A38 provides direct access to Bristol and the M5.

## Entrance

Glazed door from the stairwell and raised iron walkway to:

## Kitchen (13' 06" x 8' 0") or (4.11m x 2.44m)

Range of contemporary base units with a white enamel sink, built-in dishwasher, washing machine, fridge, oven and electric hob. Stairwell leading down to the shower room. Access to:

## Inner Hallway

Door to living room and bedroom.

## Living Room (16' 11" x 9' 11") or (5.16m x 3.02m)

Stunning room with a sash window that provides far reaching hillside views. Open working fireplace that provides heating for the property.





**Bedroom (9' 09" x 7' 11") or (2.97m x 2.41m)**

Double bedroom with a sash window boasting a view of the countryside beyond!

**Shower Room**

Dual aspect windows, WC, walk-in shower, wash basin. Electric heated towel radiator.

**Communal Gardens**

A pretty, tiered secluded communal garden area, that is well tended by the current residents, offering ample space to sit and soak up the sun, with the Mendip Hills serving as an impressive backdrop.

**Parking**

One allocated parking space in the parking area opposite the property.



**Material Information**

Awaiting vendor comment.



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Approx Gross Internal Area  
46 sq m / 500 sq ft



Floorplan

Denotes head height below 1.5m

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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