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HOULGATE WAY, AXBRIDGE, SOMERSET. BS26 2BJ





£500,000 FREEHOLD

*** SUNSET VIEWS! ***360 VIRTUAL TOUR AVAILABLE*** THE LORIMER ***Plot 47 ***
Farrons Estate Agents are delighted to be working in conjunction with Bellway Homes.

THE LORIMER is a fine example of intelligent, lavish yet practical design. With notable features such as the large principle bedroom, two en suites, open plan kitchen / family room, integral garage and double width driveway.

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

Making an immediate impact with its attractive double-fronted design and welcoming covered porch, The Lorimer is a 4-bedroom home that continues to impress as it unfolds. Thoughtful and modern features, such as two en suites, are complimented by traditional touches like the separate living room and integral garage, making The Lorimer a highly-desirable home for growing families and those with older children who would appreciate their own space.

Ground Floor Accommodation

The open-plan kitchen, dining and family area extends the full width of the home at the rear, and will effortlessly bring the household together to cook, dine and relax. Attractive, centrally-located French doors open onto the rear garden. The family area is versatile, and can be made cosy and inviting with the addition of a sofa or two, or alternatively, it could become a dedicated play space for younger family members to enjoy while you keep a close eye from the kitchen.

The separate utility room is accessed through the kitchen, making laundry days easier and helping to keep cleaning essentials well-organised and safely out of sight.



Situated at the front of the home is the formal living room, with a picture window that draws in plenty of light. The entrance hallway also gives access to the cloakroom and a convenient under-stairs storage cupboard, as well as the garage.

First Floor Accommodation

On the first floor, bedrooms 1 and 2 benefit from en-suite shower rooms, while the third and fourth bedrooms share use of the family bathroom. Bedroom 4 would be perfect for use as a nursery or younger child's room, or as a home office, for buyers embracing the remote working lifestyle. The finishing touch to the upstairs is a storage cupboard on the landing, which is a welcome feature for keeping towels, bed linens and other household essentials within easy reach.



Additional information

Estate Management Charge: £333.74
Internal Area: 1528 sq. ft.
Annual service charge: None
Council tax band: TBC
Tenure: Freehold

The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific details.

***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.

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 design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.







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.

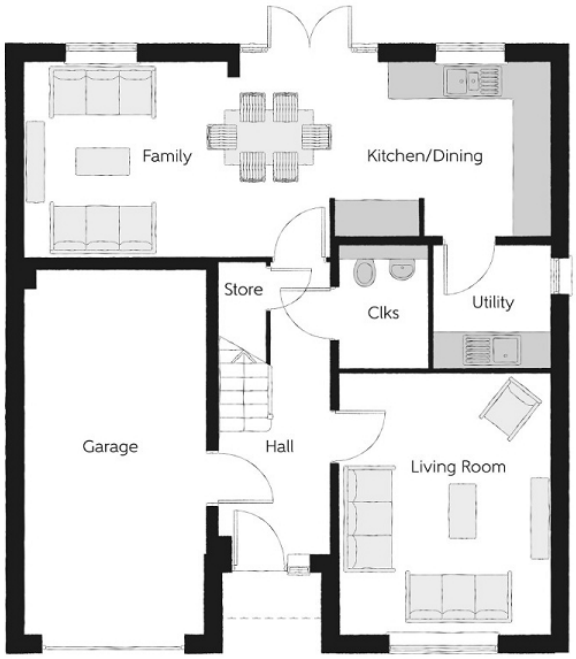


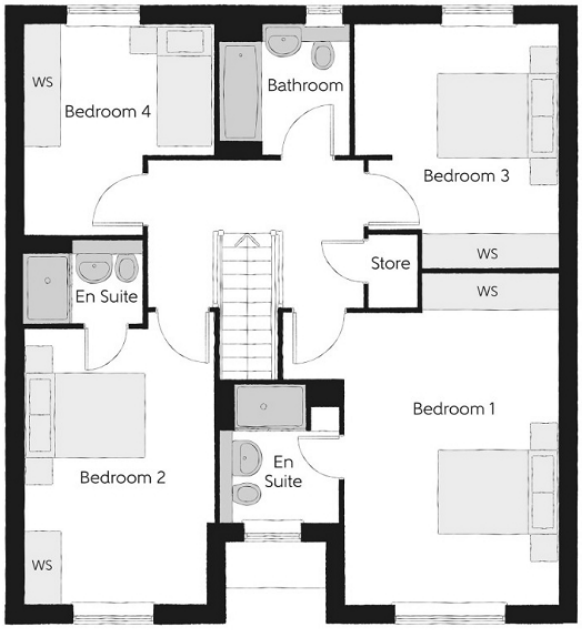
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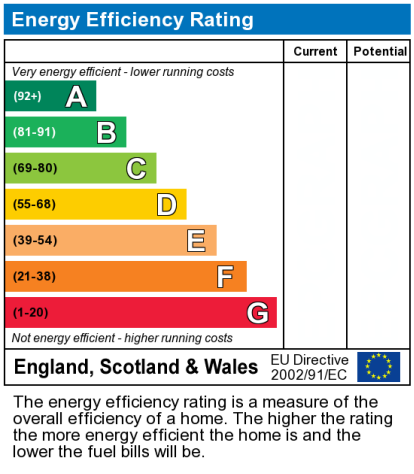
All offers apply to specific plots and selected developments only. Terms and conditions apply. Contact your Bellway sales advisor to find out more or see terms and conditions on our Bellway website. Express Mover and Part Exchange scheme offers are subject to status, availability and eligibility. Bellway 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







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