

Bristol Road, Rooksbridge, Axbridge, Somerset. BS26 2FN

£240,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A well presented 3 bedroom terraced house in Rooksbridge set opposite the post office and in the Hugh Sexey's middle school catchment area, with a bus pick up and drop close by

Offered with no onward chain, this mid terraced house is one of 6 houses in the row, has been sensibly priced to sell, and comprises hallway, cloakroom, lounge, kitchen/diner with double doors onto the garden, 3 bedrooms, bathroom, plus oil fired central heating (new oil tank in 2022) double glazing, 2 parking spaces to the rear of the property, a lovely enclosed garden.

So if your're looking for a modern property in a village location, want a property that is sensibly priced, want no onward chain complications, then look no further and call House Fox Estate Agents

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Mid terraced house
- 3 bedrooms
- Kitchen/diner
- Cloakroom
- Lovely enclosed rear garden
- 2 parking spaces
- Oil fired heating
- Double glazing
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Doors to the cloakroom and lounge

Cloakroom:

Low level WC, wash hand basin, radiator.

Lounge:

15' 3" x 13' 7" (4.65m x 4.14m)

Stairs to the first floor, radiator, double glazed window, door to the kitchen/diner

Kitchen/diner:

15' 3" x 8' 5" (4.65m x 2.57m)

Sink unit, floor and wall units, built in oven and hob, double glazed window, plumbing for washing machine, double glazed double doors to the garden

First floor landing:

2 cupboards

Bedroom 1:

11' 3" x 8' 1" (3.43m x 2.46m)

Radiator, double glazed window

Bedroom 2

10' 2" x 8' 7" (3.10m x 2.62m)

Radiator, double glazed window

Bedroom 3:

7' 2" x 6' 10" (2.18m x 2.08m)

Radiator, double glazed window

Bathroom:

Bath, wash hand basin, low level WC, heated towel rail, double glazed window

Garden:

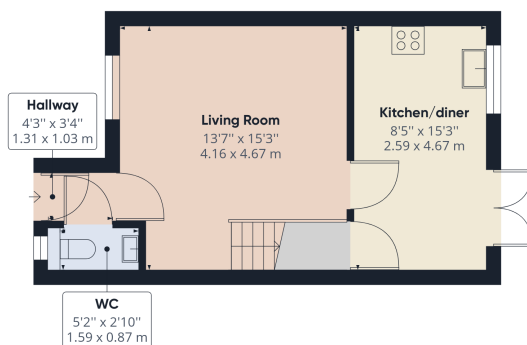
A lovely enclosed garden with patio area, lawn area, gate to the parking spaces.

Parking:

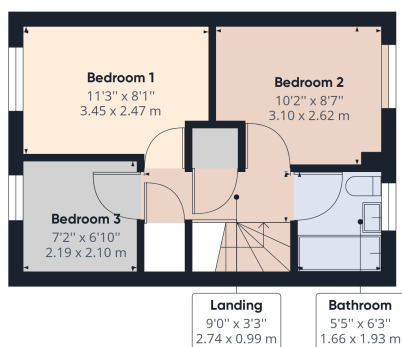
To the rear of the property are 2 allocated spaces, they are spaces 3 and 4 from the left hand side as you look at them



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
675.83 ft²
62.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

