

The Pennings

Axbridge, BS26 2BN

COOPER
AND
TANNER



£180,000 Leasehold

Chain free and situated in a secure, gated community, this two-bedroom mid-terraced house offers an allocated parking space, kitchen, living room and en suite facilities.

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 2  1  2 EPC TBC

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DESCRIPTION

The property welcomes you into a spacious hallway with doors leading into the downstairs rooms. The living/dining room is a light room and has a front aspect window overlooking a small patio. The kitchen is fitted with an array of wall and base units, stainless steel sink with drainer, four ring hob, electric oven and integrated fridge/freezer and washing machine. The ground floor also benefits from a handy storage cupboard and a cloakroom fitted with a pedestal basin and a low-level W/C. Upstairs there are two double bedrooms. The bigger bedroom overlooks the front courtyard benefits from an en-suite fitted with a pedestal basin, shower cubicle and a low-level W/C. The second benefits from a large wardrobe and has a rear aspect window. There is a front aspect family bathroom which is fitted with a panelled bath, pedestal basin and a low-level W/C. Upstairs also benefits from a handy airing cupboard, ideal for storage. The property has recently been redecorated and recarpeted.

OUTSIDE

The development is access via a secure electric gate. The property has one allocated parking space. It benefits from its own small patio garden where you can sit in the sun and have a few pots and plants.

LOCATION

Axbridge was an important wool-producer in the Middle Ages, it has always been at the centre of things. Indeed, in earlier times, it was a river port. This was reflected in its early charters allowing it to hold markets, fairs and become a royal borough. It even had its own mint, with coins showing the town's symbol - the Lamb and Flag. The layout of the town has changed little over the centuries, a medieval town expanding on a fortified Saxon burgh and even today visitors can wander the winding streets that remain at the heart of this charming place and soak up hundreds of years of the histories of ordinary lives. 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 15 minutes' drive away

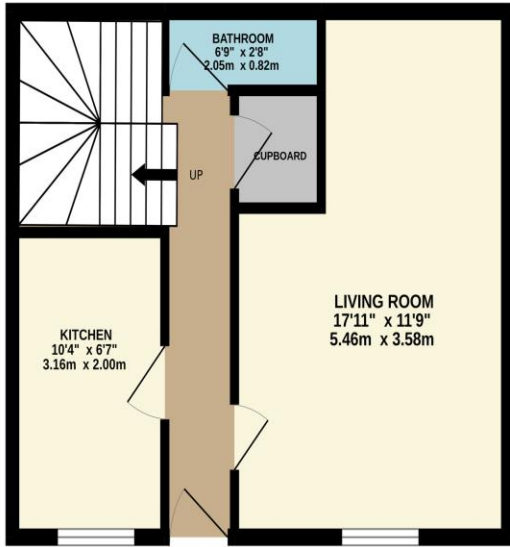
INFORMATION

- Heating- Electric heating
- Services- Mains electric, mains water, mains drainage
- Leasehold- 78 years remaining
- Service charge- Approximately £2200 per annum.
- Council tax- Band C

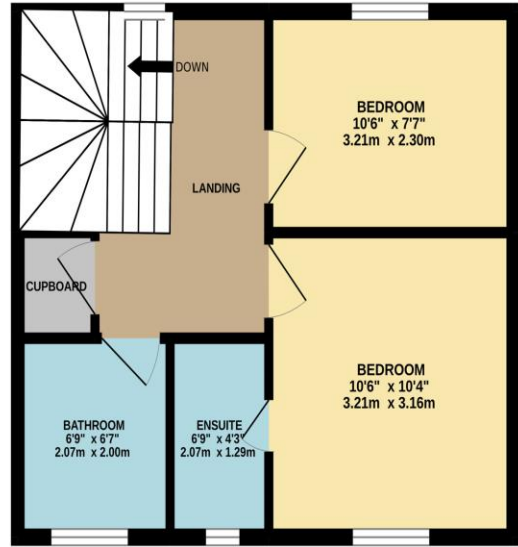




GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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