



 2  1  1 EPC D

£179,950 Leasehold

The Pennings  
Axbridge  
BS26

**COOPER  
AND  
TANNER**



# The Pennings

## Axbridge

### BS26

 2  1  2 EPC D

## £179,950 Leasehold

### Description

Upon entering the property, you are welcomed into a spacious entrance hall with opening into all downstairs rooms with a handy cupboard/storage space. The living/ dining room runs the length of the property with a front aspect window overlooking the front courtyard. The kitchen is fitted with a range of wall and base units with a front aspect window, stainless steel sink with drainer, four ring hob, electric oven and integral appliances. The ground floor also benefits from a handy cloakroom with a low-level WC and a pedestal sink. The first floor houses the two bedrooms one front aspect and one rear aspect. The master has its own en suite bathroom with a low-level WC, pedestal sink and shower cubicle. There is also a front aspect family bathroom suite fitted with a WC, pedestal sink and a double ended bath. There is also a handy landing cupboard and a rear aspect landing window. The property provides ample access for wheelchair users, fitted with wider staircases and doorways.

### Outside

The rear of the development is accessed via electric gates with coded access. The tarmac driveway leads to allocated parking spaces at the rear of the property. The property has a parking space directly in front. The rear parking area is boarded by pretty planting areas for communal residents use.

### 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.

### Directions

From The Square in the heart of the medieval town of Axbridge, proceed in a westerly direction towards Cheddar. The Pennings block is then situated on the left-hand side, shortly before the turning for Chestnut Avenue.

### Leasehold

99 year lease from 2003. Service charge believed to be £2065.22 a year (paid quarterly).

Local Information Axbridge

**Local Council:** Sedgemoor District Council

**Heating:** Electric Heating

**Services:** Mains Electricity, Mains Water, Mains Drainage, Water Meter

**Tenure:** Leasehold



#### Motorway Links

- M5 J21
- M5 J22



#### Train Links

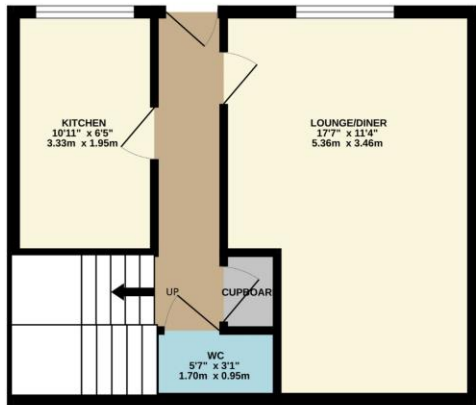
- Worle
- Highbridge



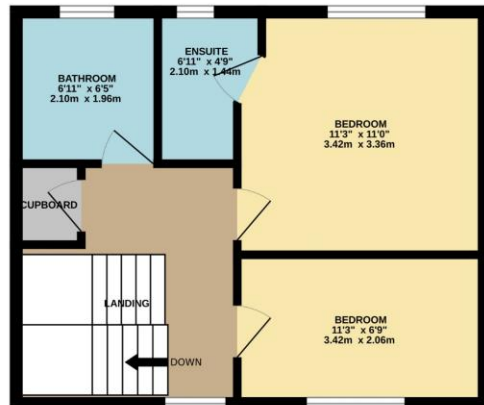
#### Nearest Schools

- Kings of Wessex
- Axbridge COE School

GROUND FLOOR  
368 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 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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