

5 Penn Way

Axbridge, BS26 2DQ

Price £285,000

BERRYMAN'S

PROPERTY DESCRIPTION

A three bedroom semi detached house situated in a highly sought after cul-de-sac location close to local amenities having been recently redecorated with new floor coverings throughout.

Entrance hall* cloakroom* good size lounge/diner* kitchen/breakfast room* three bedrooms* bathroom* upvc double glazed windows* gas central heating* garage* parking* enclosed sunny aspect garden to the rear. Must be seen

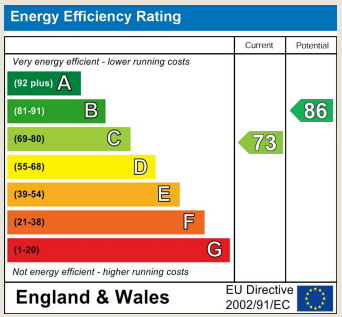


Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Stairs rising to the first floor. Large walk-in storage cupboard, understair storage cupboard and wooden flooring.

Cloakroom

Comprising close coupled w.c., wash hand basin, tiled floor, upvc double glazed obscured window to the side.

Kitchen/Breakfast Room

11'7" x 9'4" (3.54 x 2.86)

Fitted with a modern range of wall and floor units to incorporate integrated oven , hob and extractor fan, plumbing for automatic washing machine, breakfast bar, space for fridge/freezer, wall mounted Worcester gas boiler supplying domestic hot water and radiators. Upvc double glazed window to the front and one and a half bowl drainer sink unit.

Lounge/Diner

19'7" x 10'4" (5.97 x 3.17)

Upvc double glazed patio doors to the rear garden and additional upvc double glazed window to the rear.

First Floor Landing

Storage cupboard.

Bedroom 1

11'7" x 9'6" (3.55 x 2.92)

Upvc double glazed window to the front.

Bedroom 2

10'7" x 9'8" (3.24 x 2.95)

Upvc double glazed window to the rear.

Bedroom 3

9'8" x 10'8" maximum (2.96 x 3.26 maximum)

Access to roof space and upvc double glazed window to the rear.

Bathroom

9'8" x 5'7" (2.96 x 1.71)

Comprising panelled bath with side taps and shower attachment and screen. Pedestal wash hand basin and close coupled w.c. Tiled floor, upvc double glazed obscured window to the front.

Outside

To the front of the property is an open plan garden area laid to lawn.

To the right hand side of the front door is a useful storage cupboard.

Garage

The garage is situated within a short walk of the property with a parking space to the front of the garage.

Rear Garden

Laid for ease of maintenance with good size patio area and area laid for ease of maintenance with borders containing shrubs and bushes.

Rear pedestrian access gate.

Agents Note

Freehold property with managed common areas.

Ground managed by LiveWest

£13.84 per month (£166.08 per year)

Description

This recently decorated property is situated in a sought after location close to a local play area and within a short walk of the ever popular Medieval town centre.

The town offers a wealth of character and charm and has easy access to the motorway and airport links.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-C

- Mains electric, gas and water
- Water metered
- Gas central heating

Mains drainage

- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

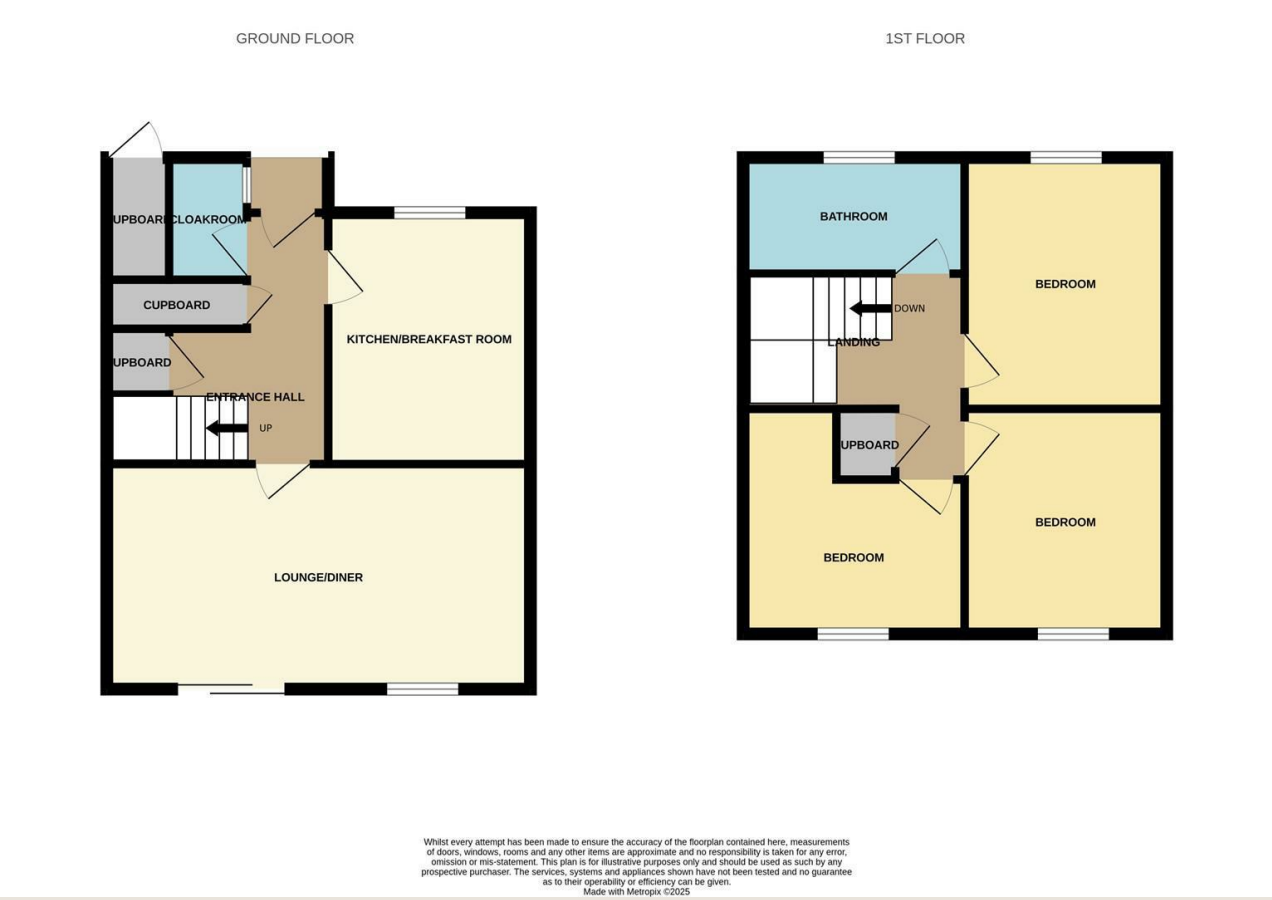
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

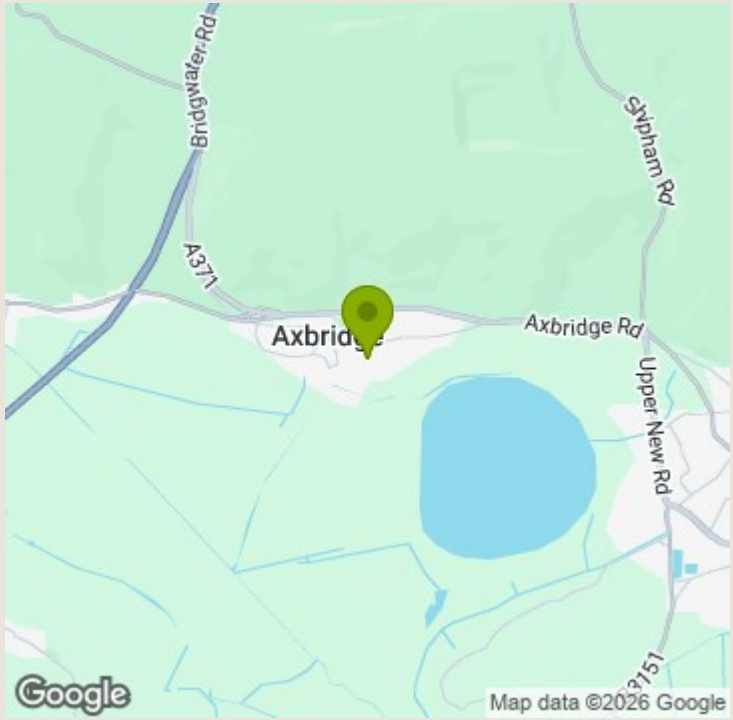
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:

Alletsons up to £180 inc. VAT, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT