



TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SPACE FOR EPC



Apartment 10, The Pennings, St Mary's Street, BS26 2BN

Asking Price: £139,950 Leasehold

- First Floor Apartment
- Retirement
- Two Bedrooms
- No Onward Chain
- Communal Entrance
- Walking Distance of Axbridge Town Centre
- Allocated Parking Space

A TWO BEDROOM, FIRST FLOOR APARTMENT set in THE PENNINGS RETIREMENT DEVELOPMENT. The property benefits from an ALLOCATED PARKING SPACE and benefits from NO ONWARD CHAIN.

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Leasehold

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THE PENNINGS is a small, well appointed development for the over 60's. It has been carefully designed with security in mind and the development is approached through electric security gates to designated parking spaces. Access to the communal area is coded and the apartment itself has an entry phone system. There is a small residents lounge on the ground floor and a House Manager is on call at designated times.

COMMUNAL ENTRANCE Approached via an internal communal hallway. Stairs rising to the first floor with stair lift. Access is also available on the first floor from the rear of the development.

ENTRANCE HALLWAY Coved ceiling with two ceiling lights. Airing cupboard housing hot water tank and slatted shelving. Night storage heater. Smoke detector, fuse box, telephone point.

MASTER BEDROOM 13'5" x 10'2" (4.1m x 3.1m)
A rear aspect room with double glazed window. Built in wardrobe. A coved ceiling with ceiling light. Night storage heater. Smoke detector.

BEDROOM TWO 8'9" x 15'1" (2.67m x 4.6m)
A front aspect room with double glazed sash window. Far reaching views. Coved ceiling with ceiling light. Night storage heater.

SITTING ROOM/DINING ROOM 10'4" x 18'3" (3.15m x 5.56m)
A front aspect room with double glazed sash windows. Coved ceiling with two ceiling lights. Night storage heater. Television and Satellite aerial point. Telephone point. Smoke detector. Doors through to:

KITCHEN
A side aspect room with double glazed window. The kitchen comprises base and eye level units with rolled edge work surface. Inset one and a half bowl sink with drainer and mixer taps. Tiling to splash sensitive areas. "Hotpoint" ceramic hob with extractor hood over. "AEG" electric fan oven.

Integrated appliances including fridge freezer and washer dryer. Coved textured ceiling with ceiling light. Smoke detector. Vinyl floor.

BATHROOM
The bathroom suite comprises low level WC, pedestal wash hand basin, panel enclosed bath with "Mira" shower over and side shower screen. Tiling to splash sensitive areas. Coved ceiling with ceiling light. Shaver point and light. Vinyl tile effect floor. Electric towel heater.

LOCATION:
Located on the sunny, sheltered south side of the Mendips hills, Axbridge is tucked quietly away with little through traffic on its roads, thanks to the short bypass that was built along a section of the old railway line passed the Victorian train station, linking Cheddar village to the A38. At the heart of Axbridge lies the charming Medieval square which is surrounded by historic buildings such as King Johns Hunting Lodge and the Town Hall, all overlooked by the 13th Century Church. It is here, in the square that many events are held such as, the monthly Farmers Market, the Somerset Showcase, the Blackberry Carnival and the popular New Year's Eve celebrations... to name a few! Axbridge offers a wealth of clubs and organisations to join including amateur dramatics, The Yacht Club, Axbridge Singers, football, cricket and exercise classes. It boasts two pubs, a restaurant, cafe, doctor's surgery, boutique cinema, chemist, post office and local shop. 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 our Cheddar office, turn right and travel west towards Axbridge. Turn left before the by-pass into the town of Axbridge where The Pennings will be found on the right-hand side in St Mary Street.