



TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 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



9 The Pennings, St Mary's Street, BS26 2BN

Asking Price: £110,000 Leasehold

- One Bedroom
- First Floor Apartment
- Ground and First Floor Communal Entrances
- Sitting/Dining Room
- Kitchen
- Bathroom
- Council Tax Band: A
- Allocated Parking

A FIRST FLOOR APARTMENT with SOUTHERLY ASPECT. Double bedroom with WALK IN WARDROBE, SITTING/DINING ROOM, KITCHEN and BATHROOM. ALLOCATED PARKING SPACE. Benefitting from NO ONWARD CHAIN.

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Leasehold





COMMUNAL ENTRANCE Approached via an internal communal hallway with easy to manage low rising stairs with the added benefit of having a Stannah stair lift. The communal areas within The Pennings are well decorated and include a small residents lounge.

ENTRANCE HALLWAY Accessed via a self-closing front door. Coved and textured ceiling with light. Wall mounted fuse box and electric meter housed in high level cupboard. Telephone point.

BEDROOM 9'4" x 16'11" (2.84m x 5.16m) A front aspect room with double glazed sash window. Large walk in wardrobe with light. Television point, storage heater. Coved textured ceiling with central ceiling light.

SITTING/DINING ROOM 10'4" x 21'5" (3.15m x 6.53m) A front aspect room with double glazed sash window. Television aerial point, telephone point, FM radio aerial point. Storage heater. Smoke detector. Coved and textured ceiling with two ceiling lights. Arch way through to Kitchen.

KITCHEN 7'6" x 7'3" (2.29m x 2.2m) The kitchen is fitted with a range of base and eye level units with down lighting. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Built in electric oven, four ring electric hob with extractor above. Space for under counter fridge and freezer. Integrated washing machine. Tiling to splash sensitive areas. Textured and coved ceiling.

BATHROOM 8'7" x 6'10" (2.62m x 2.08m) The bathroom suite comprises low level WC, pedestal wash hand basin, panel enclosed bath with wall mounted electric Mira shower. Part tiled walls, mirror, light with shaver point. Dimplex wall mounted heater, extractor fan, airing cupboard housing the hot water cylinder with immersion.

OUTSIDE OF THE PROPERTY 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. There is entry to the development on either the ground floor from the front or first floor from the rear making this apartment suitable for those wanting a ground floor apartment only.

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. It boasts two pubs, a restaurant, cafe, doctors surgery, boutique cinema, chemist, post office, florist and local shop.

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.

COUNCIL TAX BAND: A

