



2 Watersmeet Close

Axbridge, BS26 2UA

50% Shared Ownership £95,000



# PROPERTY DESCRIPTION

Rare opportunity to purchase a 50% share of this two bedroom semi detached house situated in a small cul-de-sac in this highly sought after village of Rooksbridge with attractive enclosed garden to the rear.

Entrance porch\* lounge\* kitchen/dining room\* conservatory\* two double bedrooms\* bathroom\* electric heating\* double glazing\* garage and gardens.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>87</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>57</b>               |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Porch

Upvc double glazed construction with storage cupboard. Part glazed door to the:

### Lounge

16'4" x 12'4" (4.98 x 3.78)

Double glazed window to the front, night storage heater, stairs rising to the first floor and understair storage cupboard.

### Kitchen/Dining Room

12'4" x 8'9" (3.77 x 2.67)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, plumbing for automatic washing machine, space for fridge/freezer, electric cooker point, breakfast bar, upvc double glazed window to the rear and door to the:

### Conservatory

9'10" x 9'10" (3.02 x 3.00)

Of part block and part upvc double glazed construction with two upvc double glazed French doors opening to the garden.

### First Floor Landing

Airing cupboard and loft access.

### Bedroom 1

12'4" x 8'7" (3.78 x 2.62)

Upvc double glazed window to the rear. Electric panel heater.

### Bedroom 2

12'4" x 8'7" (3.78 x 2.62)

Upvc double glazed window to the front. Electric panel heater.

This room is currently sub divided but this could easily be converted back to one room.

### Bathroom

7'3" x 6'2" (2.23 x 1.88)

Comprising panelled bath with shower over and screen, close coupled w.c., pedestal wash hand basin, tiled walls and upvc double glazed obscured window to the side. Extractor fan.

### Outside

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

Located a short distance away from the property is the:

### Detached Garage

16'8" x 10'3" (5.09 x 3.14)

Two wooden doors, eaves storage and personal access door to the rear garden.

Side gate gives access to the:

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## Rear Garden

Of a good size and is enclosed with lawn and decking area.

The garden is a particular feature of this attractive property making a full inspection essential.

## Tenure

Leasehold

The Term is 125 years commencing on the 1st September 1991

## 50% Shared Ownership

Current monthly rent £209.00 paid to Somerset Council.

Staircasing is not permitted

The lease stipulates only to be used as a single private residence , consent to letting may be possible and is given on an individual basis.

## Description

This shared ownership property is situated in the sought after village of Rooksbridge set in a tucked away location and briefly comprises entrance porch, lounge, kitchen/diner, conservatory, two double bedrooms and bathroom. The property benefits from electric heating, upvc double glazed windows, good sized garage and attractive enclosed garden to the rear.

An early application to view this rarely available home is strongly recommended by the vendors selling agents.

## Directions

From the roundabout at junction 22 of the M5 roundabout take a left turn signposted Bristol and at the next roundabout take a right onto the A38 heading towards Bristol. Upon entering the village of Rooksbridge take a left into Mendip Road. Proceed down Mendip Road taking a left into Watersmeet and the property will be found at the end of the cul-de-sac.









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

**01278 793700**

[sales@berrymansproperties.net](mailto: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.
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