



Cricketers Croft Kennel Lane, Axbridge, Somerset, BS26 2HS



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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Monthly Rental Of £1,150

ACCOMMODATION David Plaister Ltd are delighted to offer this magnificent two bedroom bungalow, recently renovated and finished to the highest standard. The property comprises: entrance hallway, a most impressive and spacious open plan kitchen diner / living area creating a real 'hub of the home', separate living area, two spacious bedrooms. The property benefits from allocated off-street parking for two cars. To the front of the property is a shared driveway leading you to an allocated parking area. EPC rating TBC. Council Tax band TBC. Holding deposit of 1 weeks rent applies (£282.69). Tenancy deposit equal to 5 weeks rent (£1413.46). 6-month initial fixed term tenancy agreement and thereafter monthly periodic (unless agreed otherwise between the parties). LOCATION Positioned in a rural setting beneath Crooks Peak with views across open countryside and the Mendip Hills with close accessibility to the M5 motorway for the commuter (Junction 21 & 22). The excellent schooling in the area is a huge attraction and the three school system Cheddar Valley Schools of Weare First School, Hugh Sexeys and Kings of Wessex are favoured by many families. Children benefit from free school transport nearby. Walking enthusiasts will truly be in their element within this area of outstanding natural beauty with an abundance of stunning country walks right on the doorstep. For the commuter, Junctions 21 and 22 are within reach which provides easy access to the M5 motorway. The A38 provides direct access to nearby towns, cities and airport including Bristol, Bath, Weston-super-Mare and Bristol Airport.

- Beautiful two bedroom detached bungalow cottage
- Fabulous rural positioning and views over looking open countryside from the courtyard style private patio and garden
- Private allocated off street parking for two cars
- Space at the rear for a storage shed
- Recently constructed and immaculately finished throughout
- Added benefit of solar panels, ensuring energy efficiency and high speed broadband available from various providers
- EPC rating TBC, Council Tax band TBC
- Holding deposit of 1 weeks rent applies (£403.84)





Accommodation

Entrance

On approach to the property there is a composite double glazed entrance door in the hallway.

Hallway

An impressive entrance area with tiled flooring, doors to rooms, storage cupboard, housing a hot water tank, ceiling lights.

Bedroom One

Light and bright bedroom with dual aspect, UPVC double glazed windows, radiator, built-in wardrobe with hanging rail, radiator and spotlight track.

Bedroom Two

UPVC double glazed window and Velux skylight window, radiator and spotlight track.

Shower Room

Mains fed shower, heated towel rail, wash hand basin over vanity unit, mirrored wall light. UPVC double glazed window, ceiling spotlights.

Bathroom

Low-level WC, P-shaped panel bath with mains fed shower and shower screen over UPVC double glazed window, wash hand basin over vanity unit, mirrored wall, light, extractor fan and ceiling spotlights.

Living Room

A fantastic hub of the home with a light and bright main living area. There is UPVC double glazed windows and patio doors to the private patio area. Two radiators, spotlight clusters, opening to kitchen area.

Kitchen

Well presented wall and floor units with worktops and splashbacks over a one and a half bowl stainless steel sink and drainer position under a UPVC double glazed window. A four ring electric hob with the oven under and extraction hood over, space and plumbing for appliances, spotlight cluster.

Driveway

A shared gravel driveway, lead to an opening in the stone, walling to the gravel area, providing valuable, off-street parking.

Courtyard

A private courtyard area close by a stonewall and metal railings. A fantastic slab patio with access to an area at the rear later gravel.











Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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