



Olive

ESTATE AGENTS



Adam Cottage St. Marys Street, Axbridge, BS26 2BN £395,000

*** GORGEOUS CHARMING COTTAGE WITHIN THE HEART OF AXBRIDGE TOWN CENTRE *** THREE DOUBLE BEDROOMS *** LONG REAR SOUTH FACING GARDEN WITH SUMMER HOUSE WHICH HAS POWER *** MODERN KITCHEN *** DOWNSTAIRS WC *** LIVING ROOM WITH FIREPLACE *** PERIOD FEATURES *** OFFICE SPACE/GOOD SIZED LANDING AREA *** GOOD SIZED FAMILY BATHROOM *** WALKING DISTANCE TO THE DESIRABLE CENTRE OF MEDIEVAL AXBRIDGE AND ALL ITS AMENITIES, INCLUDING COFFEE SHOPS, PUB AND RESTAURANT *** ON STREET PARKING *** COUNCIL TAX BAND C *** EPC TO BE CONFIRMED *** GRADE 2 LISTED *** FREEHOLD ***

Lovely desirable cottage, walking distance to the centre of Axbridge, also close distance to the Cheddar reservoir. Adam Cottage is a charming three bedroom cottage, with suitable living space, lovely sized kitchen with plenty of work surfaces and units, downstairs WC, and a really good sized living room with a beautiful fireplace. The upstairs features a landing area which has enough room for a desk/office space, a well sized family bathroom, two double bedrooms, and then further stairs to the spacious attic bedroom with stunning ceiling beams, also views out the back. The outside is well matured with flower, tree and shrubs, with a summer house to the rear which the current vendor has run her business out of since 2018, including power.



Living Room

A front aspect room, plenty of space, a multi fuel log burner in a stunning feature fireplace. Living room gives access to the downstairs loo, stairs leading to the first floor landing and a door into the Kitchen.





Kitchen

A rear aspect room with a Velux roof light, giving plenty of light into this modern kitchen, plenty of space for dining table and chairs. A rear door out to the rear garden.

Landing

The landing is of a good size, and gives access to all bedrooms, the bathroom and stairs to the attic bedroom. Currently being used as a office space.





Bathroom

A very nicely done bathroom, large free standing bath with floor mounted mixer taps & shower attachment low level wc, and a wash hand basin.



Bedroom Two

The 2nd main bedroom is set up for a lodger /airbnb. It has a mini fridge, tea and coffee facilities, tv, key locked door, is right next to the bathroom. Income of £675 per month for a lodger & £75+ per night airbnb - The vendor has done both of those over the years.



Bedroom Three

Another good sized room, space for a double bed and bedroom furniture.



Attic Room/Bedroom One

A lovely room, lots of light, ceiling beams, loads of space for bedroom furniture and views out of the rear.



Outside Rear

The outside rear, straight out of the kitchen door is onto a patio space perfect for outdoor furniture, a path leading down to the rear of the property, mature trees and flower shrubs leading all the way down, at the rear is a summer house, which has power, the vendor has used this for their business since 2018, ideal space for something similar or entertaining space.



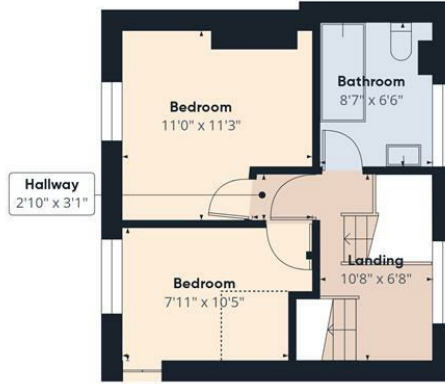


Gas central heating (Worcester Boiler), mains sewerage & water.

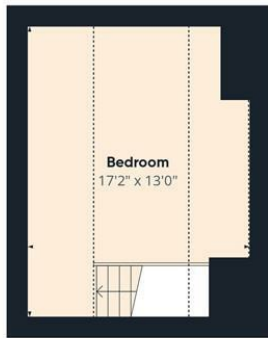




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
902 ft²
Reduced headroom
120 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		