

Kennel Lane, Webbington, Axbridge, BS26 2HS

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Huntsmans House, Kennel Lane, Webbington, Axbridge, BS26 2HS

£2,000 per calendar month

David Plaister Ltd are delighted to offer this beautiful four-bedroom country home TO LET!

Set within a peaceful rural location and enjoying stunning views across the Somerset Levels, Brent Knoll and the Mendip Hill, the property offers spacious and flexible accommodation ideal for comfortable living. The ground floor comprises two reception rooms, a modern fitted kitchen with double oven, a separate utility room, shower room and useful understairs storage.

Upstairs, the property features a generous principal bedroom with en-suite, three further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from a private rear garden and ample off-road parking.

Further benefits include oil-fired central heating, double glazing throughout and excellent access to the M5 motorway as well as local amenities.

Council Tax Band E. EPC Rating C.

Holding Deposit equivalent to 1 weeks' rent applies (£461.53). Tenancy Deposit equivalent to 5 weeks' rent applies (£2,307.69).

- A commanding four bedroom semi-detached countryside residence, located in a rural setting with spectacular views across the Somerset levels.
- Flexible living areas with two reception rooms and downstairs shower room.
- Spacious kitchen with double oven and utility room with space and plumbing for appliances.
- Master bedroom with en-suite and three further bedrooms.
- Close accessibility to the M5 motorway as well as local amenities.
- Council Tax Band E, EPC rating C
- Holding deposit of 1 weeks rent applies (£461.53) Tenancy deposit equal to 5 weeks rent (£2,307.69)









Accommodation

Entrance: Step up to a composite entrance door into vestibule area.

Vestibule: UPVC double glazed window, wood effect laminate flooring, one radiator and opening into kitchen.

Kitchen Dining Room: An exquisite range of wall and floor units, wood effect laminate flooring, tiled splash backs and worktops over. Inset five ring hob and extractor hood over. Eye-level double oven, stainless steel sink and drainer with space and plumbing for appliances. Space for breakfast table, one radiator, dual aspect UPVC double glazed windows, door to utility room and ceiling spot lights.

Utility Room: Worktops with space and plumbing for appliances, floor standing oil fired boiler, consumer unit, extractor fan and ceiling spot light.

Dining/ sitting Room: Wood effect flooring, superb patio doors opening onto rear garden and offering countryside views. Another UPVC double glazed window, one radiator, useful understairs storage cupboard, doors to rooms and two spotlight clusters.

Living Room: An inviting space with double glazed bi-folding doors onto rear garden. UPVC double glazed window, two radiators and two spotlight clusters.

Shower Room: Wood effect flooring, low level W/C, wash hand basin and pedestal, walk in style mains fed double shower and heated towel rail. UPVC double glazed window, extractor fan and ceiling spot lights.

Stairs: Stairs with timber balustrade rising to first floor landing. UPVC double glazed window on half landing.

Landing: Split level landing, cupboard housing hot water tank, sloping ceilings, doors to rooms, ceiling lights, two timber framed double glazed velux windows.

Bathroom: Panelled bath with mains fed shower and glass screen over. Low level W/C, wash hand basin and pedestal. Timber framed double glazed velux window. Heated towel rail, part-sloping ceilings. Extractor fan and ceiling spot lights.

Master Bedroom: A superb master bedroom with UPVC double glazed window offering views. Two timber framed double glazed velux windows, one radiator, part-sloping ceilings and spotlight cluster.

Ensuite Bathroom: Low level W/C, enclosed mains fed shower, wash hand basin over vanity unit. Heated towel rail, timber framed double glazed velux window, extractor fan and ceiling spot lights. Part sloping ceiling.

Bedroom 2: Double bedroom, two timber framed double glazed velux windows offering views. Part sloping ceilings, spotlight clusters, built in wardrobes and one radiator.

Bedroom 3: Double glazed two timber framed double glazed window velux window, one radiator, part sloping ceiling, built in wardrobes. Spotlight clusters.

Bedroom 4: Double bedroom, UPVC double glazed window (dual aspect) offering views. Part sloping ceiling, one radiator and spotlight clusters.

Outside: A shared driveway leads you to a stoned area, providing valuable off street parking, an area laid to lawn. There is then an area laid mostly to stone with two slab patio areas suitable for entertaining enclosed by stone walling - providing south facing views.























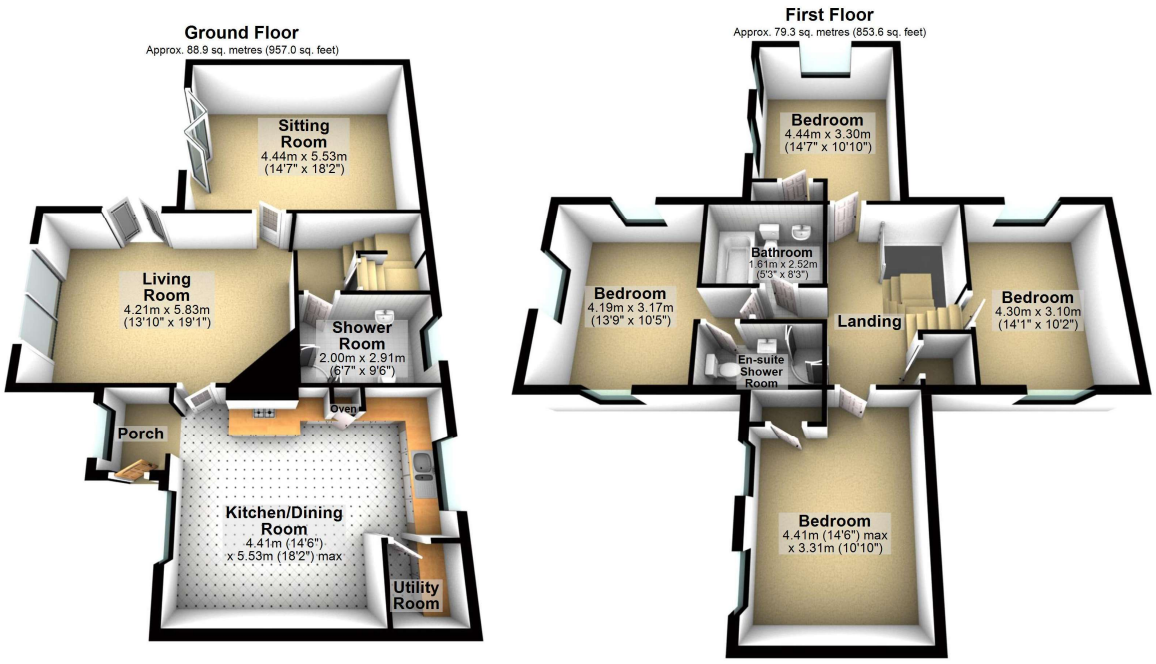




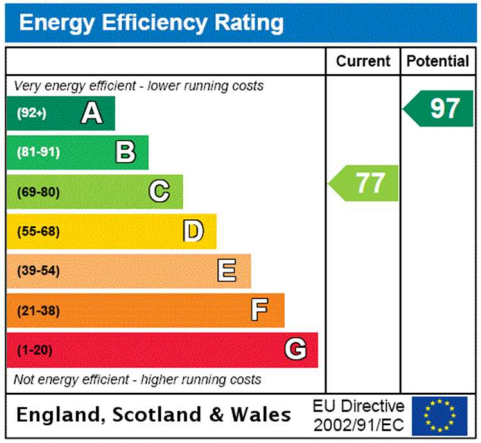








Total area: approx. 168.2 sq. metres (1810.6 sq. feet)



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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