



10 Castle Hill, Axminster, EX13 5PY

£215,000 Freehold

- Double Fronted Cottage
- Town Centre Location
- Two Double Bedrooms
- Lounge/Diner with Inglenook Fireplace
- Bathroom
- Kitchen
- Enclosed Rear Garden

10 Castle Hill, Axminster EX13 5PY

A delightful two bedroom, double fronted cottage located in the heart of the market town of Axminster. Primrose Cottage is a well proportioned property comprising of a lounge/diner with a feature inglenook fireplace, kitchen, two double bedrooms and a bathroom. Outside the property benefits from a south westerly facing rear garden with a useful storage shed to the rear.



Council Tax Band: B



Porch

A entrance porch with a wooden sliding door leading to the main accommodation.

Lounge/Diner

19'3" x 14'11" (5.87 x 4.55)

A open plan lounge/diner featuring a inglenook fireplace with wood burning stove. Two double glazed sash windows to the front aspect and two radiators. Further benefitting from a understairs storage cupboard and a smoke detector. Stairs with a wooden hand rail leads to the first floor.

Kitchen

16'2" x 6'5" (4.95 x 1.98)

Fitted with a range of matching wall and base units this country style kitchen comprises a stainless steel sink and drainer, a oven and four ring hob with a extractor hood above. Continuing round to a wall mounted Worcester boiler. This kitchen further benefits from space and plumbing for a washing machine and a slim dishwasher. A window to the rear aspect overlooks the rear garden and a rear patio door grants access.

First Floor Landing

Doors lead to the first floor accommodation with a smoke detector and loft access overhead.

Bedroom 1

15'1" x 10'11" (4.62 x 3.33)

A double bedroom with double glazed sash windows to the front and rear aspects and two radiators. Further benefitting from a storage cupboard.

Bedroom 2

9'10" x 8'9" (3.00 x 2.69)

A double bedroom with a double glazed sash window to the front aspect and a radiator.

Bathroom

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand

wash basin and a bath unit with a wall mounted mains shower. Further benefitting from a heated towel rail and a opaque window to the side aspect.

Outside

Accessed from the kitchen the property benefits from a South Westerly facing fully enclosed rear garden. Steps with a iron hand rail lead to the main part of the garden which benefits from a paved walkway to a mostly laid to gravel garden and seating area to one side. At the rear of the garden is a lean to storage shed.

Agent's notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

Utilities: All utilities are mains connected

Property is located in a designated conservation area

Property is subject to a flying freehold

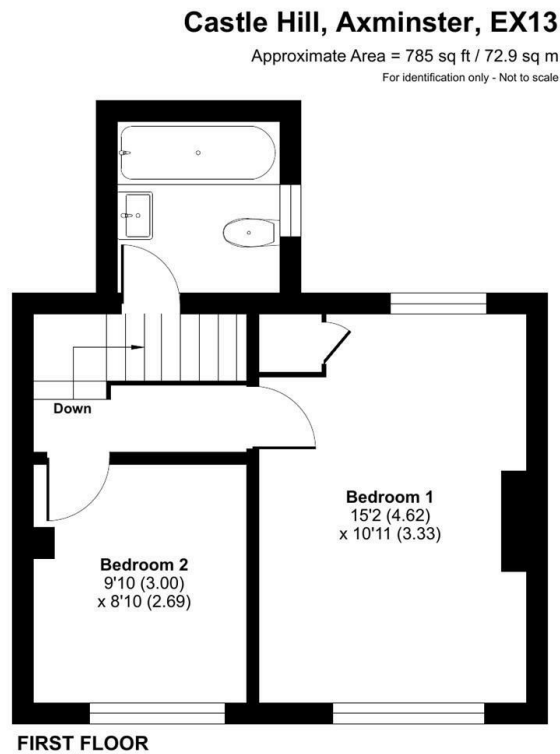
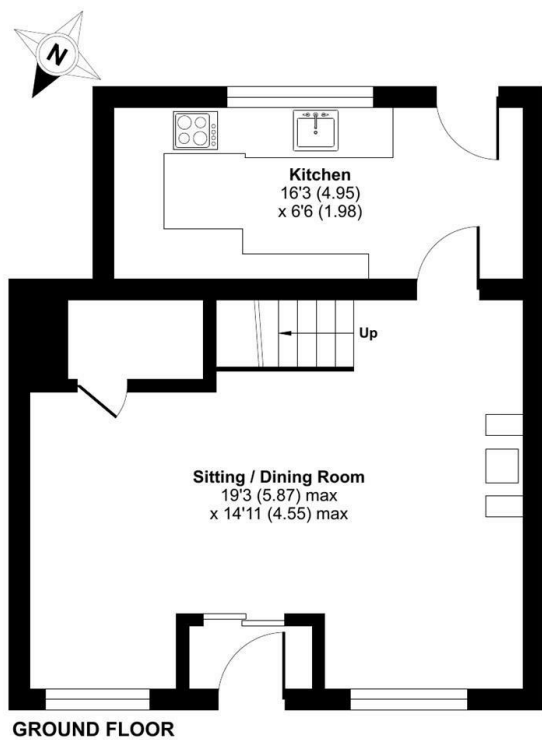
Broadband: Superfast fibre broadband with a FTTC connection is available.

Standard broadband with a ADSL connection is available. Go to

<https://www.openreach.com/fibre-checker> for more information

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Previous works: Property had a replacement front door in 2012, replacement rear door and kitchen window in 2011, replacement bathroom window in 2016 and the remaining windows were replaced in 2022. Property also had damp proofing works to the front walls in 2019.



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Approximate Area = 785 sq ft / 72.9 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2023. Produced for Harris & Harris Property Services Ltd. REF: 1054392



Directions

From our office in West Street proceed up into the centre of town. Just before The George Hotel turn left and then immediately left again into Castle Hill, proceed down Castle Hill and the property can be found on the left hand side.

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	