



## 4 Albert Terrace, North Street, Axminster, EX13 5QQ

Guide Price £200,000 Freehold

- Two Bedroom End of Terrace House
- Bathroom
- No Onward Chain
- Lounge
- Rear Garden
- Kitchen
- Off Road Parking



# North Street, Axminster EX13 5QQ

A cosy, two bedroom, end of terrace house situated within a easy walking distance to Axminster town centre with it's local amenities and transport links as well as local walks. The property briefly comprises a lounge, kitchen, two double bedrooms and a bathroom. Outside the property enjoys a westerly facing rear garden and the additional benefit of off road parking. This property comes to the market with the additional benefit of gas central heating, double glazing and is no onward chain.



Council Tax Band: A



## Lounge

11'3" x 12'7" (3.44 x 3.86)

A reception room with stairs with a wooden hand rail and balustrade leading to the first floor. Radiator, fuse box and window to the front aspect.

## Kitchen

8'0" x 13'9" (2.44 x 4.20)

Fitted with a range of wall and base units with work tops over comprising a stainless steel sink and drainer a oven with a extractor hood above. Further benefitting from space and plumbing for a washing machine underneath and further space for a additional white good underneath the work tops. A window to the rear aspect, radiator and opaque double glazed door to the rear garden.

## First Floor Landing

Doors to the accommodation and a loft access overhead.

## Bedroom 1

9'10" x 9'3" (3.01 x 2.84)

A double bedroom with a window to the front aspect and radiator. Further benefitting from a fitted wardrobe and an airing cupboard.

## Bedroom 2

9'11" x 6'7" (3.03 x 2.02)

A double bedroom with a window to the rear 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 shower over taps. Further fitted with a radiator and a extractor fan.

## Outside

Accessed from the kitchen the property benefits from a mostly laid to lawn, westerly facing, rear garden, with a paved seating area and walkway. Further benefitting from a wooden storage shed, a wooden gated access leading to the front of the property and a share path that leads to a brick built outhouse fitted with a w.c. To the side of the property is off road parking for a vehicle.

## Agents Notes

Tenure; Freehold

Local Authority: East Devon District Council

Tax Band: A

Utilities: All utilities are mains supply

Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

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

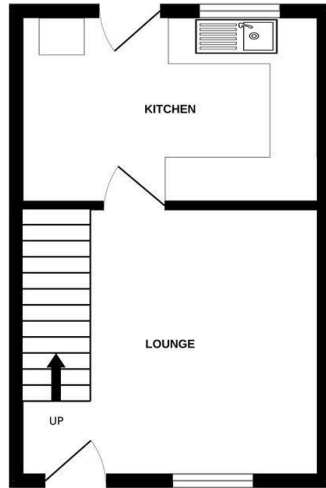
A shared rear access path across the neighbouring properties is in place for use by this property. The neighbouring properties do not have access across the rear of this property.

Preventative works: May 2024 Corner wall of lounge was re-plastered with lime plaster. The front of the property has also been repointed with lime cement by a specialist company.

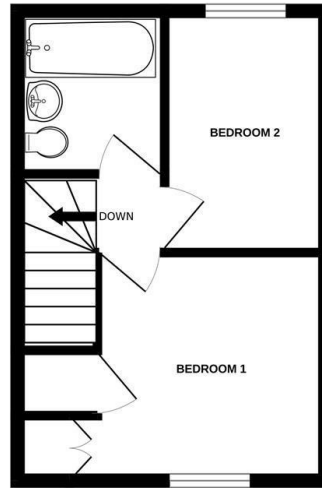
Disputes: Prior to the current ownership of the property there was a historical boundary dispute dating back to 2009 which has been resolved.

There is a Lack of Building regulations consent insurance on the property for works undertaken by a previous owner.

GROUND FLOOR  
244 sq.ft. (22.6 sq.m.) approx.

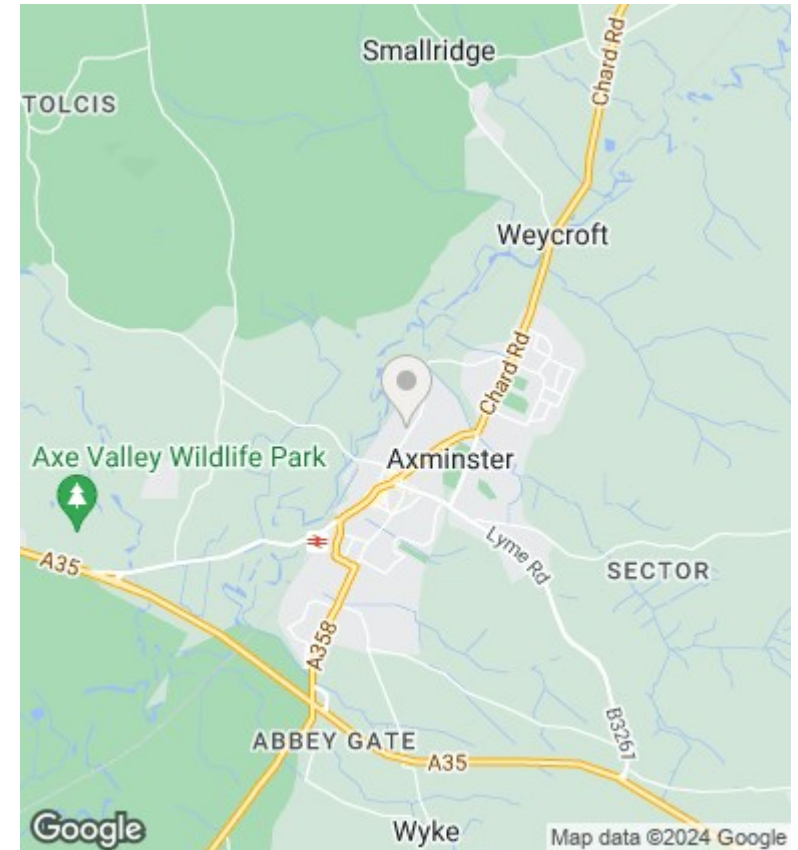


1ST FLOOR  
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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. After a short distance down the hill take the right hand turn onto North Street. Proceed down North Street and the property can shortly be found on the left hand side.

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	