



50 Wagtail Walk, Axminster, EX13 5GX

50% Shared Ownership £125,000 Leasehold

- 50% Shared Ownership
- Lounge
- Enclosed Garden
- Three Bedroom Semi-Detached House
- Kitchen/Diner
- Two Allocated Parking Spaces
- Master En-Suite Bedroom
- family Bathroom

50 Wagtail Walk, Axminster EX13 5GX

A modern three bedroom, semi detached house offered to the market on a 50% shared ownership basis. The property briefly comprises a lounge, kitchen/diner, cloakroom, three bedrooms including a master en-suite bedroom and a family bathroom. Outside the property enjoys a enclosed rear garden and benefits from two allocated car parking spaces.



Council Tax Band: C



Hallway

Doors leading to the accommodation with stairs leading to the first floor. Radiator and smoke detector.

Cloakroom

Fitted with a white suite comprising a low level hand flush w,c and a pedestal hand wash basin. An opaque window to the front aspect and a radiator.

Kitchen/Diner

9'1" x 15'8" (2.79 x 4.78)

Fitted with a range of matching wall and base units with work tops over comprising an integrated fridge freezer, a stainless steel sink and drainer, gas boiler, a four ring gas hob with an oven underneath and a extractor hood above. Further benefiting from additional undercounter space and plumbing for further white goods. A window to the front aspect. The dining area has room for entertaining and benefits from a radiator.

Lounge

16'4" x 10'4" (4.99 x 3.17)

A comfortable sized reception room with a window and French doors to the rear aspect, radiator and a understairs storage cupboard housing the fuse box.

First Floor Landing

Doors to the accommodation with a smoke detector and loft hatch.

Master Bedroom

14'7" x 9'1" (4.47 x 2.77)

This master ensuite double bedroom benefits from a window to the rear aspect and radiator.

Ensuite

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin and a shower cubicle with a wall mounted shower. Further benefiting from a heated towel rail and an extractor fan.

Bedroom 2

9'1" x 9'5" (2.77 x 2.89)

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

Bedroom 3

6'11" x (2.11 x)

A single bedroom with a window to the rear aspect and radiator.

Family 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 hand held shower attachment over taps. An opaque window to the front aspect, radiator and an extractor fan.

Outside

To the rear of the property is a fully enclosed garden. Mostly laid to lawn the garden benefits from a paved patio seating area and walkway leading to a access gate and two allocated parking spaces.

Shared Ownership

This property is offered on a 50% shared ownership with Heylo

We understand that the charges that apply are as follows:

Monthly Rent: £373.42

Monthly Lease Management Fee: £25.61

Annual Buildings Insurance: £120.36

Leasehold: 125 years commencing from 30/09/2021

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Agents Notes

Tenure: Leasehold

Local Authority: East Devon District Council

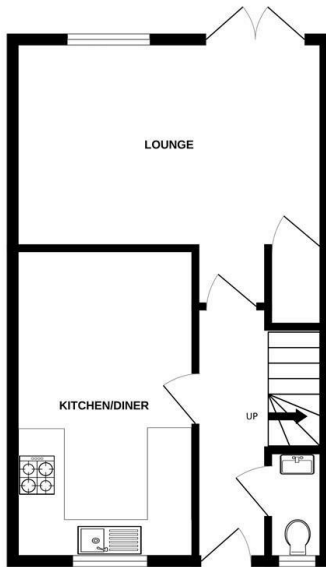
Tax Band: C

Utilities: All utilities are mains supply

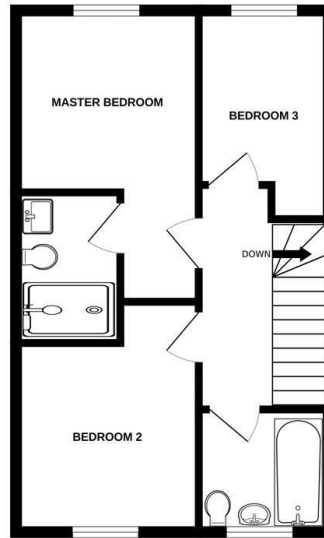
Broadband: Ultrafast full fibre broadband with a FTTP connection is available.. Please go to openreach.com for more information

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

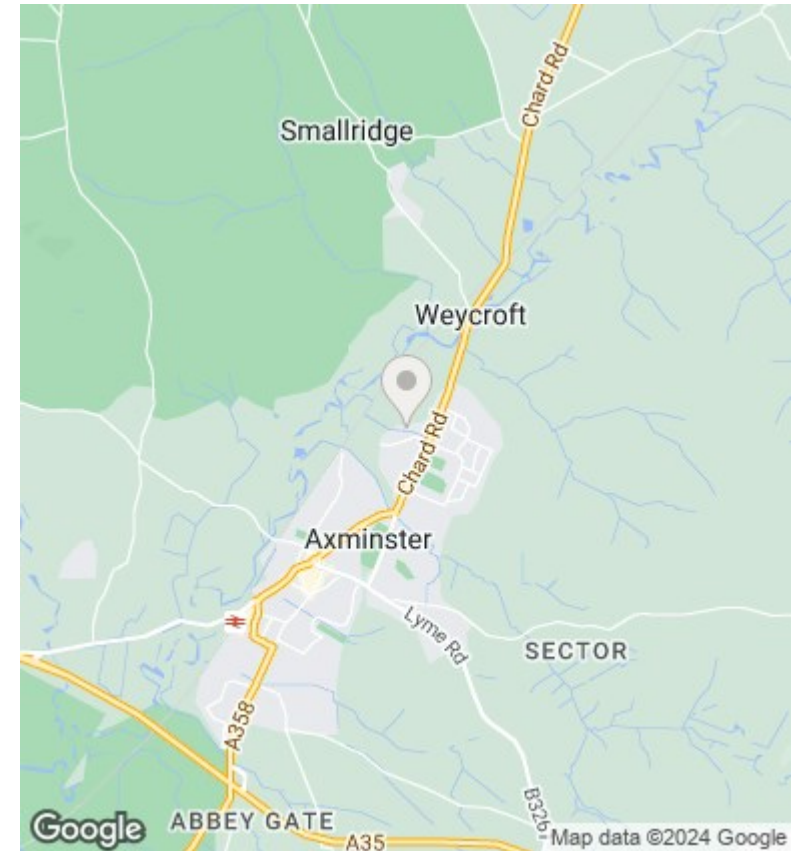
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 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 Axminster proceed out on the A358 towards Chard, passing the hospital on your left, continuing until a mini roundabout. Turn left at the roundabout and take the second left on to Cloakham Drive, follow the road and turn right on to Chapel Way. Pedestrian access to Wagtail Walk can then be found on the left hand side.

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	