



## 5 The Shrubbery, West Street, Axminster, EX13 5NX

Guide Price £140,000 Leasehold

- Two Bedroom Second Floor Apartment
- Shower Room
- Lift Access
- Lounge/Diner
- Master Ensuite Bedroom
- No Onward Chain
- Kitchen
- Town centre Location close to transport Links and Local Amenities

# West Street, Axminster EX13 5NX

A purpose built two bedroom apartment situated on the second floor with benefit of internal lift. Conveniently situated in the heart of Axminster market town this property is within walking distance to all the amenities. The property comprises of: a lounge/ diner, modern kitchen with appliances, family shower room and master ensuite bedroom. It further benefits from gas central heating, double glazing and partial rural views. This property comes to the market with the additional benefit of no onward chain.



Council Tax Band: C



### Entrance hall

Doors leading to the accommodation with a window to the side aspect, two radiators, smoke detector and a additional storage cupboard.

### Lounge

14'9" x 16'11" max (4.51 x 5.17 max)

This front facing lounge/dining room benefits from dual aspects via windows to the front and side aspects and further benefits from two radiators.

### Kitchen

8'5" x 12'4" max (2.58 x 3.77 max)

Fitted with a range of matching wall and base units with work tops above comprising a four ring electric hob with a oven underneath and a extractor hood above. Continuing round to a integrated microwave oven, a stainless steel one and a half bowl sink and drainer, with space and plumbing for a washing machine underneath and a wall mounted boiler. Further benefitting from a window to the front aspect.

### Shower Room

7'2" x 5'4" max (2.19 x 1.64 max)

Fitted with a white suite comprising a low level hand flush w.c, and a hand wash basin inset into a vanity unit. Further fitted with a shower unit with a wall mounted mains shower and a heated towel rail.

### Bedroom 1

10'11" x 12'5" (3.33 x 3.80)

A dual aspect master ensuite double bedroom with windows to the front and side aspects, with the side aspect benefitting from partial rural views. Further benefitting from a fitted wardrobe and radiator.

### Ensuite

5'3" x 6'10" max (1.61 x 2.09 max)

Fitted with a white suite comprising a low level hand flush w,c, and a hand wash basin inset into a vanity unit. Further fitted with a shower with a wall mounted mains shower and a heated towel rail.

### Bedroom 2

9'1" x 9'2" (2.79 x 2.80)

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

### Agents Notes

Tenure: Leasehold

Local Authority: East Devon District Council

Tax Band: C

Lease Length: 199 year lease commencing from 28/06/2000

Service Charge: £1320

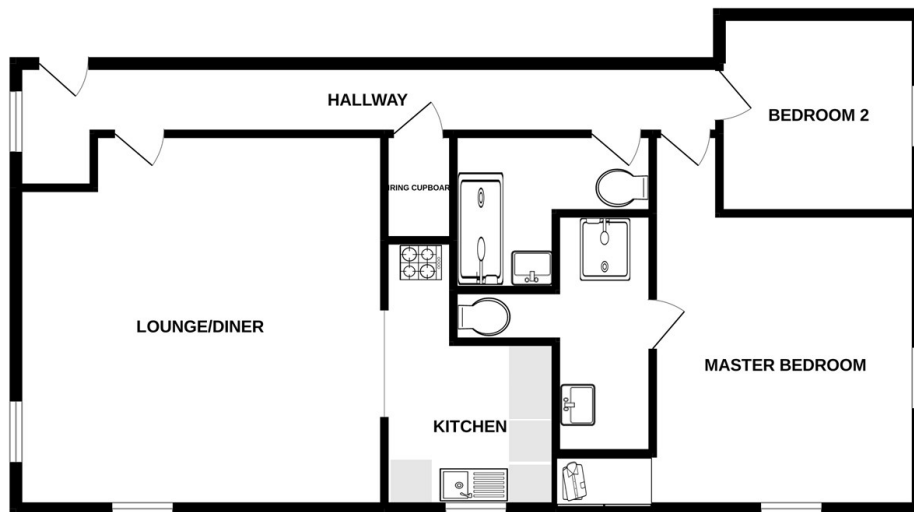
Ground Rent: £120

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

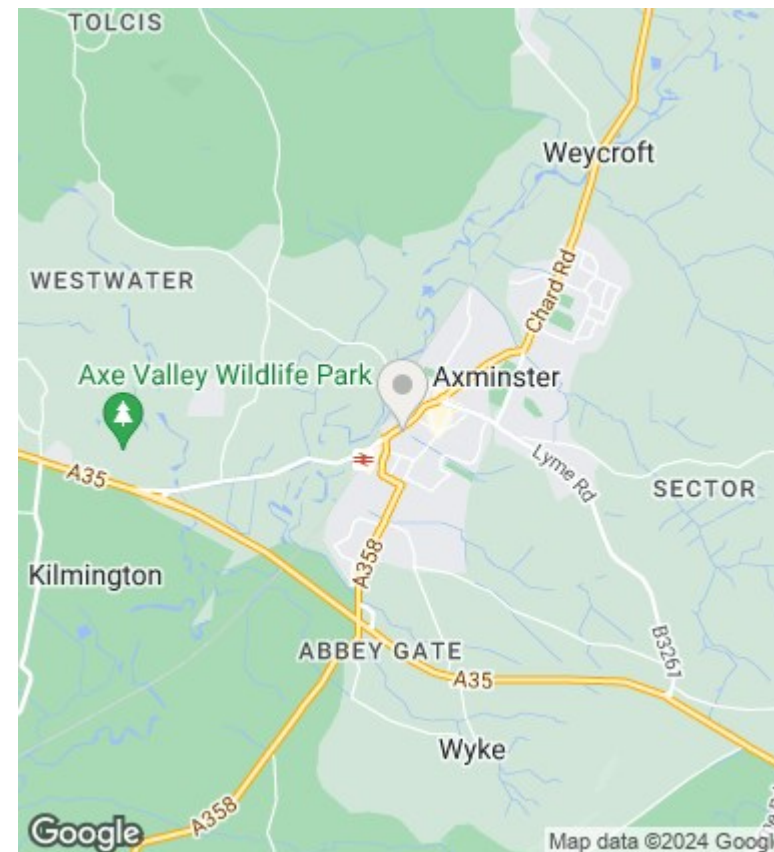
Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available. check [openreach.com](http://openreach.com) for more information

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.6 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

The property is located on West Street, Axminster accessed via the co-op car park.

## 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) <b>A</b>			
(81-91) <b>B</b>		77	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	