



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

Guide Price £199,950 Freehold

- Two Bedroom Mid Terrace Cottage
- Kitchen
- No Onward Chain
- Newly Refurbished Throughout
- Bathroom
- Lounge
- Rear Garden



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

A newly refurbished two bedroom, mid terrace cottage located in the market town of Axminster. Situated within an easy walking distance to Axminster town centre with it's local amenities and transport links as well as local walks. Boasting modern fixtures and fittings throughout this well presented property comprises a lounge with flag stone flooring, modern kitchen, two bedrooms and a modern bathroom. Outside the property enjoys a westerly facing rear garden. The property comes to the market with the additional benefit of no onward chain.



Council Tax Band: A



## Lounge

13'0" x 11'3" (3.97 x 3.45)

Featuring flag stone flooring the lounge comprises of a window to the front aspect and radiator. A staircase with a wooden hand rail and balustrade ascend to the first floor. Further benefiting from a fuse box and smoke detector.

## Kitchen

13'1" x 8'0" (3.99 x 2.45)

Fitted with a range of matching wall and base units this modern kitchen comprises a four ring electric hob with an extractor hood above and an oven underneath. Continuing round to a stainless steel sink and drainer with a window to the rear aspect. The kitchen further benefits from space and plumbing for white goods and a patio door leading to the rear garden.

## Landing

Doors leading to the accommodation with a smoke detector and loft access overhead.

## Bedroom 1

11'9" x 9'11" (3.59 x 3.03)

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

## Bedroom 2

9'11" x 7'2" (3.03 x 2.20)

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

## Bathroom

Fitted with a white suite this modern bathroom comprises a low level hand flush w.c, a hand wash basin inset into a vanity unit and a bath unit with a wall mounted mains shower. Further benefiting from a heated towel rail and extractor fan.

## Outside

Accessed from the kitchen the property benefits from a mostly laid to lawn rear westerly facing garden with a shared pathway leading to a brick built shed.

## Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: A

Utilities: All utilities are mains supply

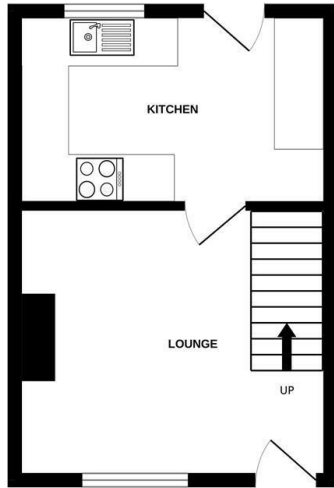
Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

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

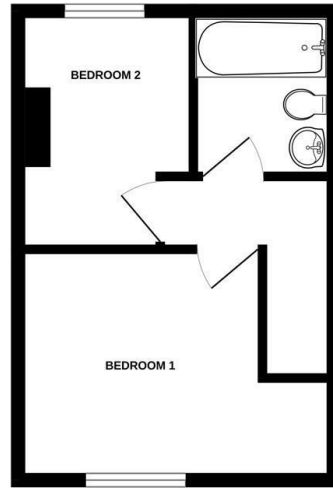
Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

There is a right of way that runs across the back of the property.

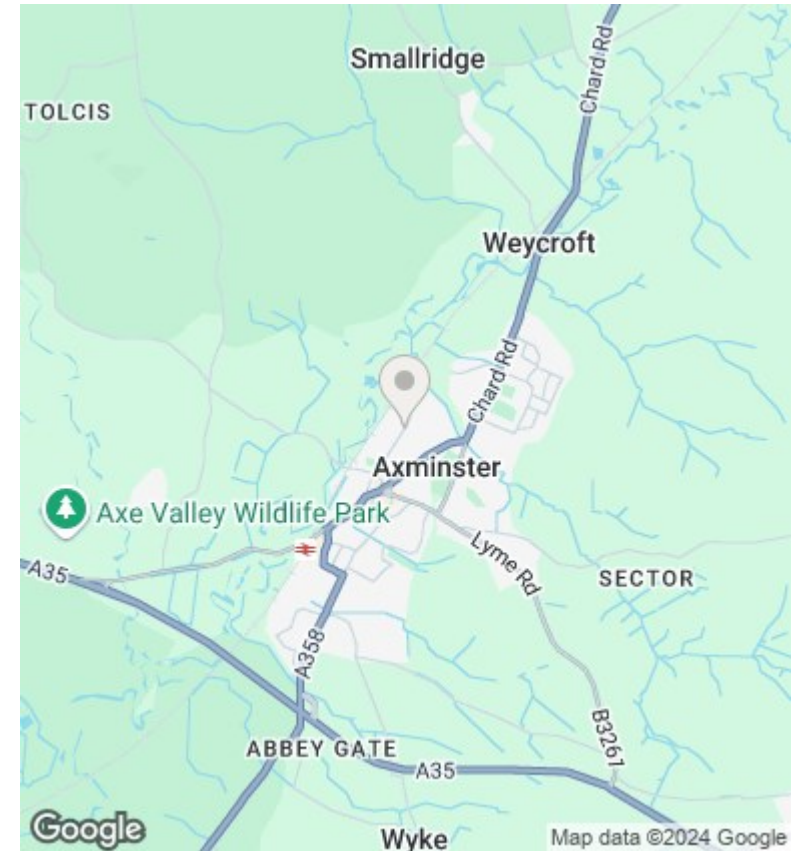
GROUND FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR  
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (45.9 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>29</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	