



## 21 North Street, Axminster, EX13 5QD

Guide Price £175,000 Freehold

- Two Bedroom End of Terrace Cottage
- Lounge
- Kitchen
- Shower Room
- Enclosed Rear Garden with Decked Seating area
- No Onward Chain

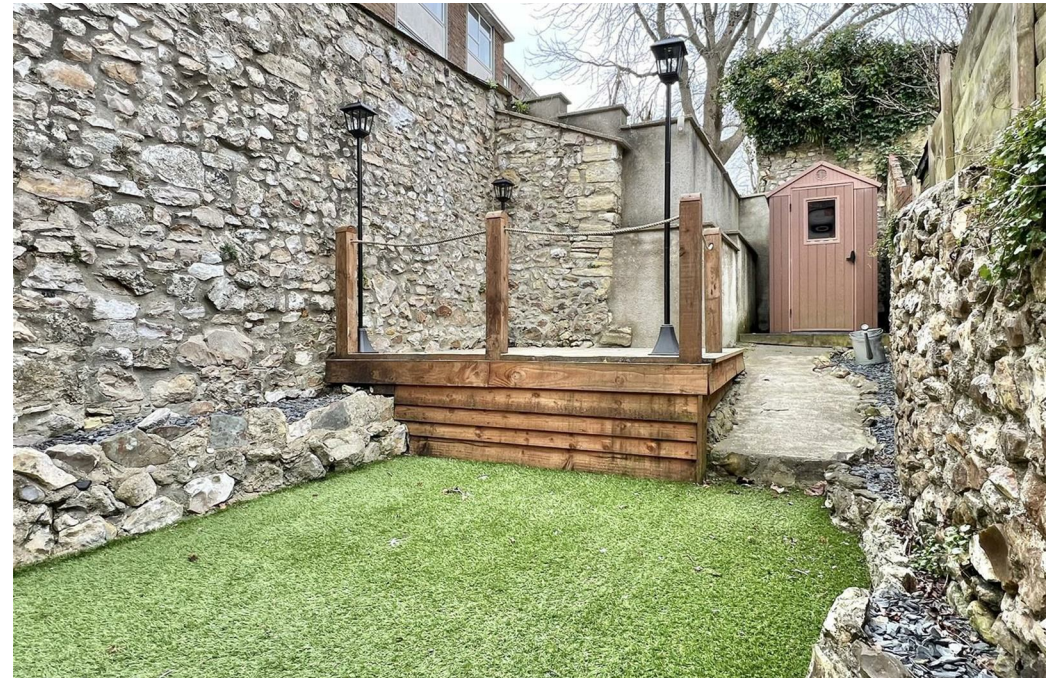


## 21 North Street, Axminster EX13 5QD

A two bedroom end of terrace cottage located on a quiet no through road within walking distance of the town centre of Axminster along with all its local shops and amenities. The property briefly comprises a lounge, kitchen, two bedrooms and a shower room. Outside the property benefits from a fully enclosed, low maintenance garden benefiting from a useful garden shed. The property comes onto the market with the additional benefit of no onward chain.



Council Tax Band: A



### Lounge

10'3" x 11'2" (3.13 x 3.41)

A dual aspect reception room with windows to the front and side aspect and radiator.

### Kitchen

7'3" x 9'10" (2.21 x 3.02)

Fitted with a range of matching wall and base units with work tops over comprising a four ring gas hob with an oven underneath and an extractor hood above. Continuing round to a stainless steel one and a half bowl sink and drainer. Further benefiting from space and plumbing for a fridge and a washing machine under work tops. A window and door to the rear aspect and stairs leading to the first floor.

### First Floor Landing

Doors leading to the accommodation and loft access overhead.

### Bedroom 1

10'11" x 7'3" (3.33 x 2.23)

A dual aspect double bedroom with windows to the front and side aspect and radiator.

### Bedroom 2

7'0" x 7'1" (2.14 x 2.18)

A small single bedroom with a window to the rear aspect, radiator and storage cupboard housing the gas boiler.

### Shower Room

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin, a heated towel rail and a corner shower unit fitted with a wall mounted electric shower.

### Outside

Accessed from the kitchen the property benefits from an enclosed low maintenance rear garden. Steps leading up to an artificial lawn area with a wooden decked seating area and a paved walkway leads to a useful storage shed.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: A

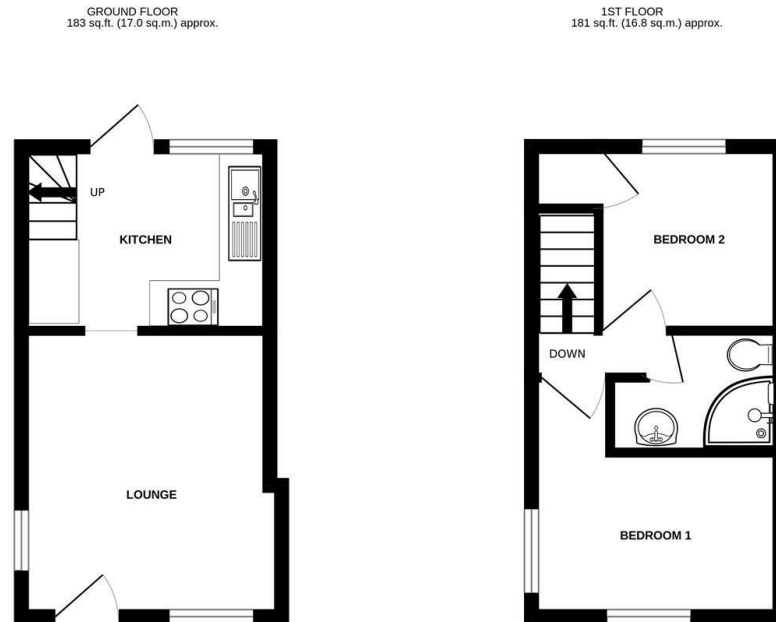
Utilities: All utilities are mains connected

Parking: Please be aware that the property does not have any parking.

Broadband: Fibre to cabinet broadband with part fibre connection is available.

Copper broadband with a copper connection is available. Go to [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)



**TOTAL FLOOR AREA:** 364 sq.ft. (33.8 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 and park on road. On Foot proceed down North Street and take the next right 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>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC