



## Flat 1 Belle Vue West Street, Axminster, EX13 5NU

Guide Price £220,000 Leasehold

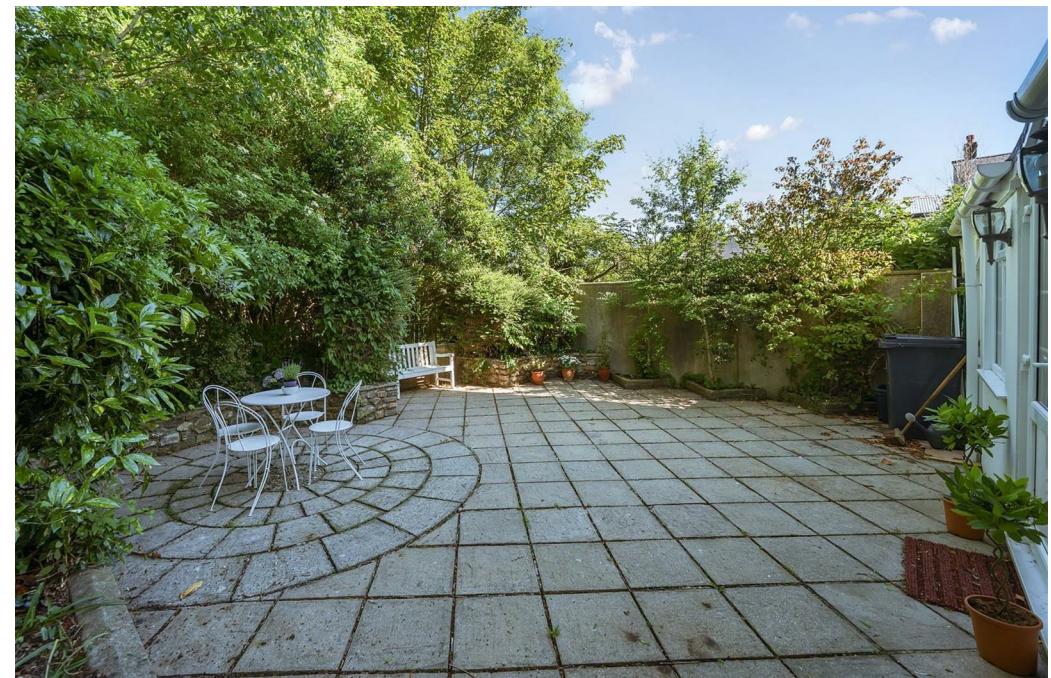
- Two Bedroom Apartment
- Kitchen
- Walking Distance to Local Amenities
- Lounge/Diner
- Private Garden
- No Onward Chain
- Bathroom
- Town Centre Location

# Flat 1 Belle Vue West Street, Axminster EX13 5NU

A good size, newly refurbished two-bedroom ground floor garden flat, situated in the centre of Axminster with local shops and transport links to London and Exeter. This is one of seven apartments in this Georgian period building situated in a highly sought after location. The terrace was converted into apartments in the late 1990s. The flat has a spacious lounge/diner with a feature inglenook fireplace, fully-fitted kitchen and family bathroom. Outside the flat has two private courtyard gardens.



Council Tax Band: C



### **Entrance Hall**

A welcoming entrance hall with doors leading to the lounge/diner and bedrooms.

### **Lounge/Diner**

19'9" x 16'8" (6.03 x 5.09)

A spacious reception room perfectly suited as a lounge/diner. There is a feature inglenook fireplace and a window overlooking the front aspect.

### **Bedroom 1**

16'10" x 10'8" (5.15 x 3.26)

A double bedroom with separate dressing area complete with a fitted double wardrobe. The single glazed window overlooks the rear aspect.

### **Bedroom 2**

14'10" x 8'6" (4.54 x 2.60)

A double bedroom with fitted wardrobe and glazed window overlooking the front aspect.

### **En-suite W.C.**

Fitted with a white suite comprising of W.C. and wooden vanity unit with counter top basin.

### **Kitchen**

16'1" x 8'10" (4.91 x 2.70)

Fitted with a range of wooden units and drawers, black sparkle effect work tops with integral sink and drainer. Free standing cooker with 4 ring gas hob and extractor hood above. Tall fridge/freezer and washing machine. Wall mounted gas boiler and double glazed windows to the front and side aspects. There is also a patio door which leads onto the garden.

### **Bathroom**

Fitted with a white suite comprising a W.C. pedestal basin and bath with shower above. Obscure glazed window and heated rail.

### **Outside**

A delightful, well established, paved courtyard garden which is enclosed and for exclusive use of the owner. There is an outside water tap and raised stone flower beds. To the front of the property is another paved front garden accessed by a private entrance and benefits from a covered storage area.

### **Agents Notes**

Tenure: Leasehold

Local Authority: East Devon District Council

Council Tax: C

Utilities: All utilities are mains connected

Lease Length: 125 year lease commencing in 1998 with approximately 98 years remaining

Service Charge: £1449 per annum

Ground Rent: £225 per annum

Residential parking permits are available in the centre of town through East Devon District Council.

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

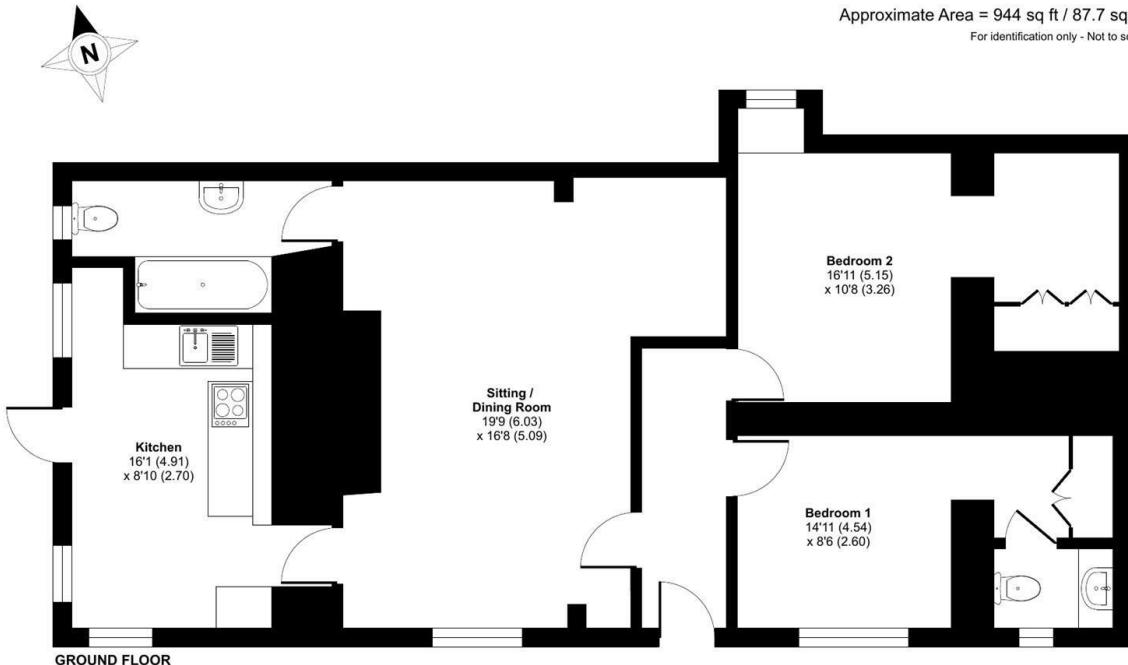
Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available. Please visit [openreach.com](http://openreach.com) for more information

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

## Belle Vue, West Street, Axminster, EX13

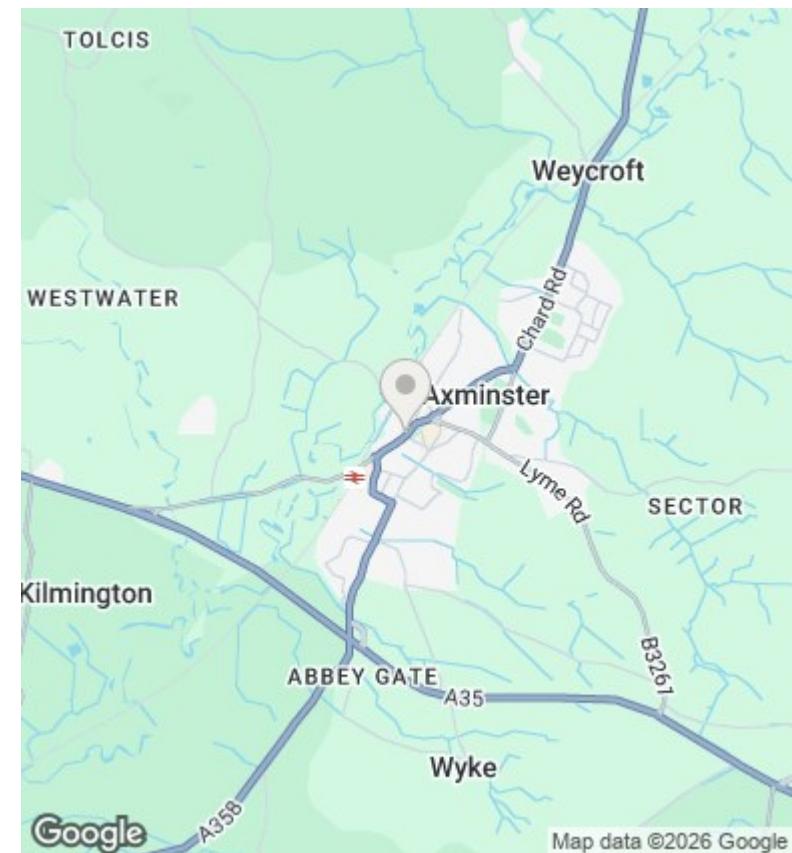
Approximate Area = 944 sq ft / 87.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Harris & Harris Property Services Ltd. REF: 1297816

 harris & harris  
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## Directions

From our office in West Street continue towards the town centre, past the post office and take the pedestrian access on the left hand side. Access to the property can be found on the right hand side after the first set of steps. Please be advised there is no parking available at the property.

## 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		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC