



Flat 7, Mellows Court West Street, Axminster, EX13 5NE

Guide Price £125,000 Leasehold

- 2 Bedroom Ground Floor Flat
- Phone Entry System
- Town Centre Location
- Master Bedroom with Ensuite
- Allocated Parking in a Secure Gated Car Park
- Allocated Storage
- Open Plan Lounge/Kitchen/Diner
- Lift Access
- Subject to a over 55s Age Restriction

Flat 7, Mellows Court West Street, Axminster EX13 5NE

Conveniently located close to the centre of the market town of Axminster, this modern two-bedroom flat comprises of an open plan kitchen/lounge/diner, a single room, bathroom and master bedroom with ensuite. Access is provided to the building via a telephone entry system. The property further benefits from a parking space within a secure gated car park and storage area. Property is subject to a over 55s age restriction.



Council Tax Band: B



Hallway

Hallway with doors to the accommodation and a meter cupboard housing the fuse box. Further benefiting from an entry phone system and smoke alarm.

Lounge/Kitchen/Diner

14'10" x 18'5" (4.53 x 5.62)

Kitchen area: Open plan kitchen with a mixture of matching base and wall units and worktop over the top, comprised of a low-level oven with a four-ring electric hob above, extractor hood, one and a half bowl stainless steel sink and drainer, and a built-in fridge/freezer. There is also space and plumbing for a dishwasher or washing machine. Leading into the lounge area.

Lounge/Diner Area: Open plan lounge with space for lounge furniture and a dining room table. The lounge features a night storage heater and door to the airing cupboard where the water tank is housed. Window to the front aspect.

Bedroom 1

10'2" x 8'8" (3.11 x 2.65)

A double room with a night storage heater and window to the front aspect. Door leading into the ensuite.

Ensuite

6'6" x 9'8" (1.99 x 2.97)

Featuring a white suite comprising of a vanity with hand wash basin and splash back, low-level hand flush W.C., and a shower cubicle with wall mounted shower. Further featuring a heated towel bar, extractor fan, Led vanity mirror and shaving socket.

Bedroom 2

8'0" x 8'8" (2.46 x 2.65)

A double bedroom with a night storage heater and window to the front aspect.

Bathroom

7'5" x 6'4" (2.27 x 1.95)

Featuring a white suite comprised of a low-level hand flush W.C., pedestal hand

wash basin, and bath with shower above. There is also a shaving light and socket, heated towel bar, and extractor fan.

Agents Notes

Tenure: Leasehold

Local Authority: East Devon District Council

Tax Band: B

Lease Length: 125 years from September 2005

Maintenance Charge for 2025/2026: £2174.44 per annum.

Ground Rent for 2025/2026: £378.63 per annum.

Utilities: Electric, water and drainage are mains connected.

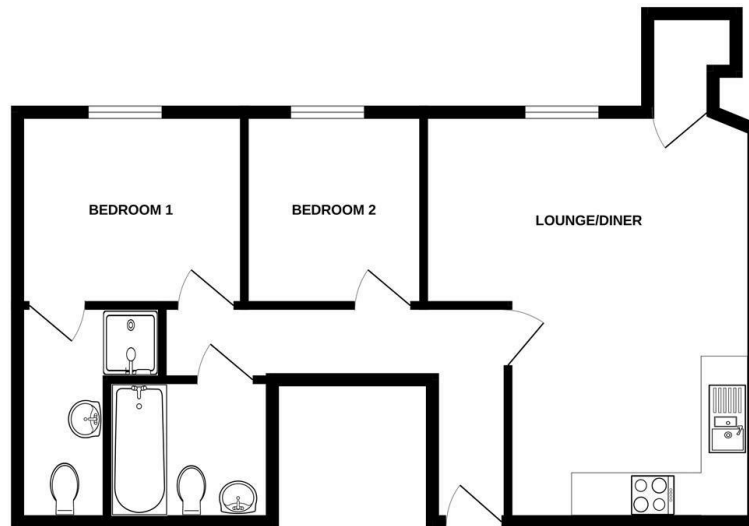
Broadband: Fibre to cabinet broadband with part fibre connection is available.

Copper broadband with a copper connection is available. Go to openreach.com for more information.

Mobile phone coverage: More information can be found at checker.ofcom.org.uk

This property is subject to a over 55s age restriction

GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq ft. (53.9 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

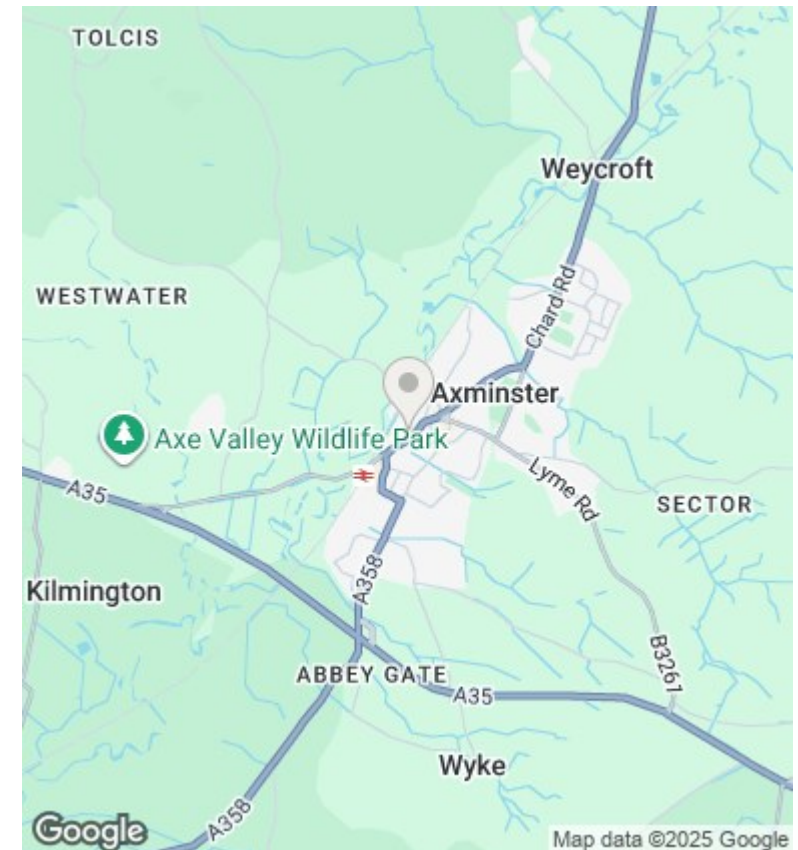
Mellowes Court is located immediately behind our office in West Street, Axminster.

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		