



## Flat 8, Mellows Court West Street, Axminster, EX13 5NE

By Auction £90,000 Leasehold

- Two Bedroom First Floor Apartment
- Kitchen
- Store Room
- Master En-Suite Bedroom
- Bathroom
- Town Centre Location
- Lounge
- One Allocated Parking Space in an Gated Undergroud Car Park

# Flat 8, Mellows Court West Street, Axminster EX13 5NE

AUCTION DATE 22/10/2025: Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000: A first-floor apartment located in the heart of Axminster, at Mellows Court, this modern property offers a delightful blend of comfort and convenience. Accessed via a secure buzzer entry system and a lift, the apartment enjoys two bedrooms, including a master en-suite, a lounge, kitchen and bathroom. The property further benefits from a allocated parking space and store room located in a gated underground car park.



Council Tax Band: B





### Hallway

Doors leading to the accommodation with a smoke detector and a airing cupboard.

### Lounge

15'10" (max) x 12'9" (4.85 (max) x 3.90)

Window to the front aspect and an electric radiator.

### Kitchen

12'10" x 7'6" (3.92 x 2.29)

Fitted with a range of matching wall and base units with work tops over comprising a stainless steel sink and drainer with a window to the fronts aspect. Continuing round to a four ring electric hob with an oven underneath and an extractor hood above. Space and plumbing for a washing machine.

### Bedroom 1

9'10" x 12'9" (3.02 x 3.90)

A double en-suite master bedroom with a window to the front aspect and an electric radiator.

### En-Suite

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a shower unit with a wall mounted shower. Further benefiting from an extractor fan and a towel rail.

### Bedroom 2

10'7" x 9'3" (3.24 x 2.83)

A double bedroom with a window to the side aspect and an electric radiator.

### Bathroom

A fitted white suite comprising a bath unit with a wall mounted shower attachment over taps, a low level hand flush w.c. and a pedestal hand wash basin. Further benefiting from a towel rail and an extractor fan.

### Agents Notes

Tenure: Leasehold

Years remaining: Approx 105 years

Service charge: £2200 per annum

Ground Rent: £378 per annum

Local Authority: East Devon District Council

Tax Band: B

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](https://openreach.com) for more information.

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

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

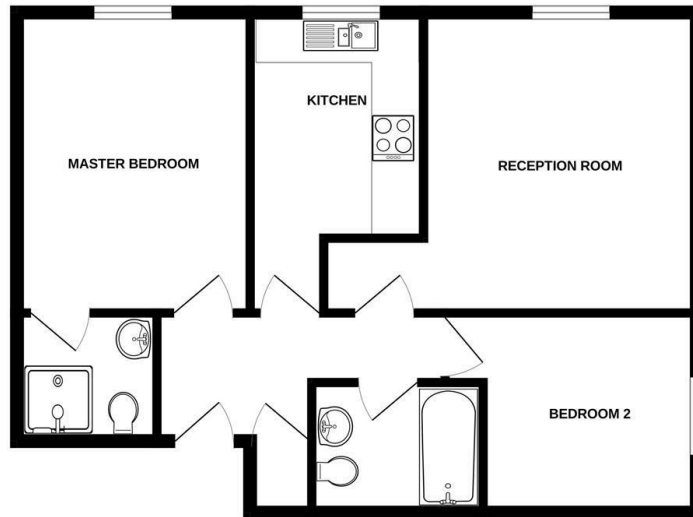
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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

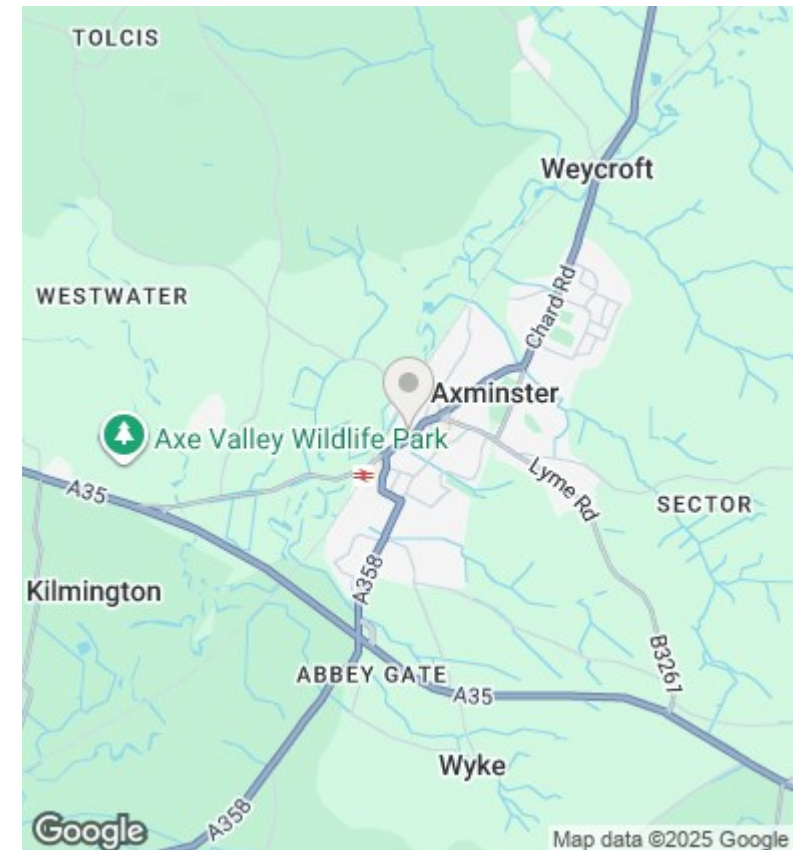
Mellowes Court is located immediately behind our office in West Street, Axminster.

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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		