

Axminster Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



58, Wagtail Walk, Axminster, Devon, EX13 5GX
50% Shared Ownership £137,500 Leasehold



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A modern three bedroom semi-detached house situated on the outskirts of Axminster town with an enclosed garden and two allocated parking spaces.



Property Details

- Spacious accommodation
- Three bedrooms
- Enclosed garden
- Two allocated parking spaces

THE PROPERTY

Entrance Hall

Wood effect Karndean flooring with doors to accommodation and staircase to first floor landing.

Cloakroom

White suite comprising of low-level WC, handwash basin, radiator and opaque glazed window to front aspect.

Kitchen/ Diner

Modern kitchen fitted with a range of light grey wall and base units complimented with a grey stone effect worktop. The kitchen is fitted with an integrated undercounter oven, gas hob, extractor hood, glass splashback and a stainless steel sink and drainer. There is space for additional freestanding appliances. The Kitchen/ Diner also benefits from a front aspect window and radiator.

Living Room

Wood effect Karndean flooring, rear aspect window and double patio doors to the garden. TV point and understairs storage cupboard.

First Floor Landing

Access into the loft. Doors to:

Bedroom One with en-suite

Double size with rear aspect window, neutral carpet flooring. L-shaped with ensuite shower room. En-suite comprises of a modern white suite with low-level WC, pedestal hand wash basin, walk-in shower enclosure with modern stone effect wall tiles, wall mounted shower, extractor fan and radiator.

Bedroom Two

Double size with front aspect window, neutral carpet flooring and radiator.

Bedroom Three

Single size bedroom with neutral carpet flooring, rear aspect window and radiator.

Family Bathroom

Modern bathroom with wood effect vinyl flooring, a white suite comprising of bath with shower facility, pedestal hand wash basin and low-level WC. Stone effect wall tiles, a front aspect opaque window, radiator and extractor fan.

OUTSIDE

To the rear of the property is an enclosed garden comprising of a partially paved patio area, laid-to-lawn and a concrete plinth formally a shed stand which could potentially be made into a further patio/ decking area. There is a side access gate to the path that leads to the two parking spaces for the property which are conveniently located directly behind the garden.

SITUATION

The property can be found in the popular residential area of Mill Brook Green occupying a convenient of local amenities.

Within Axminster itself there are a range of leisure, health care and shopping amenities including both a Tesco and Co-Operative Supermarket, Swimming Pool with Leisure Centre, and a General Hospital. Axminster Station has regular train services to London Waterloo and Exeter.

PROPERTY TENURE

50 % Shared Ownership with Heylo Housing Leasehold

999 Year lease from September 2021

Monthly rent £369.63 – To be confirmed legal representatives.

Please note additional fees could be incurred for items such as Leasehold packs

For more details contact Vicary & Co.

INFORMATION

Heating Type: Gas Central Heating

Construction Type: Rendered brick and block construction under a tiled roof.

Broadband: Standard and Ultra-Fast Broadband Available (Ofcom Data & Openreach)

Mobile phone coverage: Network coverage is good indoors and outside.

Parking: Two allocated spaces.

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: C (East Devon District Council)

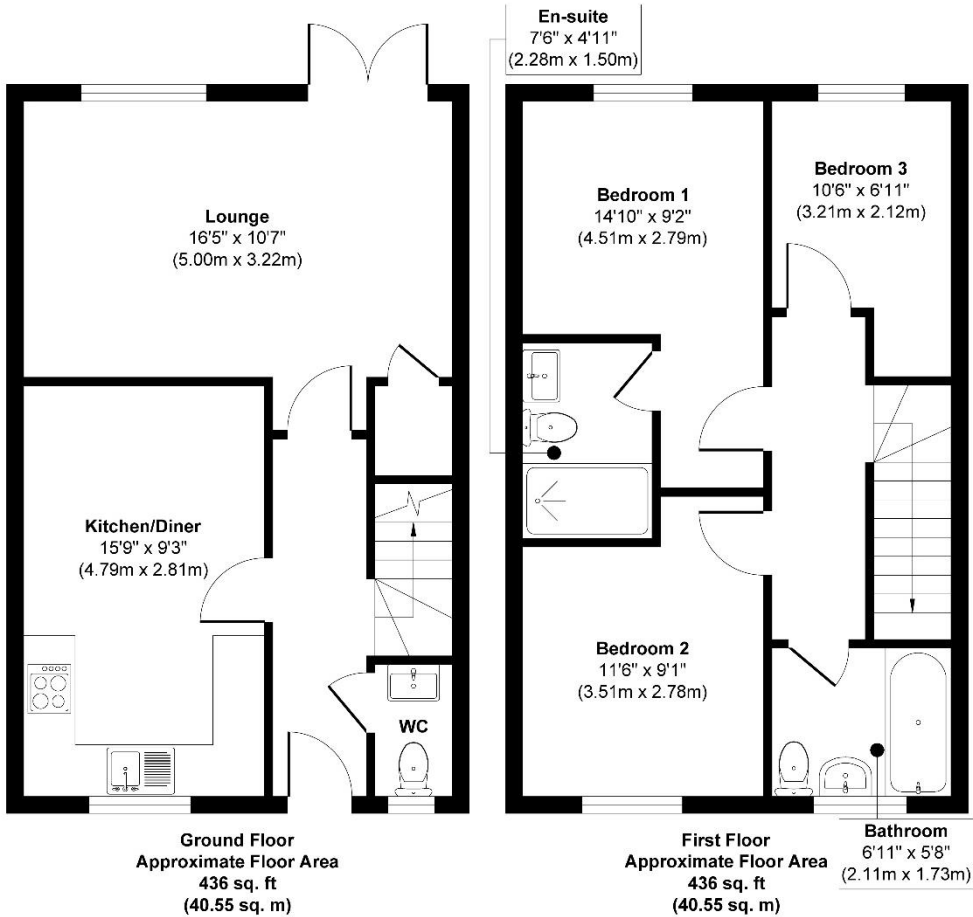
EPC: B (83)

VIEWINGS

Strictly by appointment only with Vicary & Co



Wagtail Walk, Axminster, Devon, EX13 5GX



Approx. Gross Internal Floor Area 872 sq. ft / 81.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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