



Battens, Axminster EX13 5NU


fox & sons

welcome to

Battens, Axminster

A spacious one bedroom maisonette conveniently located in the town centre of Axminster, making an ideal first purchase or investment property. Benefitting from NO ONWARD CHAIN!

Entrance Porch

Communal entrance with uPVC double glazed door, automatic lighting, fitted carpet. Stairs rising to first floor.

Entrance Hall

With stairs rising to second floor, fitted carpet and two ceiling light points.

Bedroom One

10' 6" max x 8' 9" max (3.20m max x 2.67m max)
With wooden double glazed sash window, fitted carpet, electric radiator and ceiling light point.

Landing

With stairs rising from the entrance hall. Fitted carpet, ceiling spotlights, electric radiator, spacious cupboard housing hot water tank, wooden double glazed Dormer window.

Lounge / Kitchen

25' 11" max x 19' 3" max (7.90m max x 5.87m max)

Lounge -

With fitted carpet, ceiling spotlights, eaves storage, electric radiator, wooden double glazed sash window and wooden double glazed Dormer window.

Kitchen -

Comprising a range of matching wall and base units as well as breakfast bar with adjoining worktops, built-in washing machine, built-in fridge/freezer, electric oven and hob with cookerhood over, tiled splashbacks, double sink and drainer unit, vinyl flooring and ceiling spotlights. Wooden double glazed sash window.

Bathroom

Suite comprising bath with shower over, WC and

wash hand basin. Part tiled walls, loft access, heated towel rail, vinyl flooring and ceiling spotlights.





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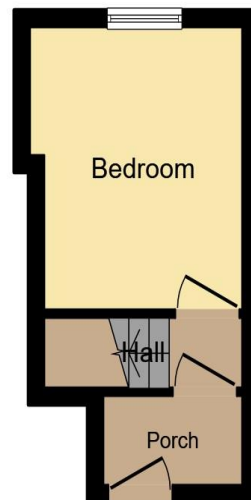
Battens, Axminster

- COUNCIL TAX BAND = A
- NO ONWARD CHAIN
- Spacious Open-Plan Living Space
- Double Glazing Throughout
- Town Centre Location

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM103767 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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