



**North Street, Axminster EX13 5QF**



**welcome to**

## **North Street, Axminster**

Fox and Sons are delighted to bring to the market this ideal home situated a stone's throw from Axminster Town, which offers good sized tiered garden, off-road parking and is offered for sale with NO ONGOING CHAIN

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hallway**

Entered via uPVC double glazed door with opaque glass inserts, stairs rising to first floor, radiator, ceiling light point

### **Lounge**

14' x 12' 2" ( 4.27m x 3.71m )  
uPVC double glazed window to front aspect, storage cupboard under stairs, radiator, ceiling light point

### **Kitchen Diner**

17' 3" x 8' 11" ( 5.26m x 2.72m )  
uPVC double glazed window and door opening to garden, range of wall and base units with work surface over, space and plumbing for a range of domestic appliances, ceiling light point, radiator, extractor fan

### **Landing**

Access to loft via hatch, radiator, ceiling light point

### **Bedroom One**

13' 10" max x 12' 2" ( 4.22m max x 3.71m )  
Upvc double glazed window to front aspect, cupboard housing wall mounted combi boiler with storage space, radiator, ceiling light point

### **Bedroom Two**

11' 2" max x 8' 10" ( 3.40m max x 2.69m )  
uPVC double glazed window to rear aspect, radiator, ceiling light point

### **Bathroom**

uPVC double glazed opaque window to rear aspect, panel bath with shower over, low level WC, wash hand basin, radiator, extractor fan, ceiling light point

### **Front Garden**

Laid to lawn with pathway leading to entrance of property, driveway parking





### **Rear Garden**

Tiered garden providing ample garden space, mainly laid to lawn with patio seating area, summer house to remain

### **Agents Note**

Please note this property is subject to a section 157 restriction - please call Fox and Sons for more information



***view this property online*** [fox-and-sons.co.uk/Property/AXM104184](https://fox-and-sons.co.uk/Property/AXM104184)



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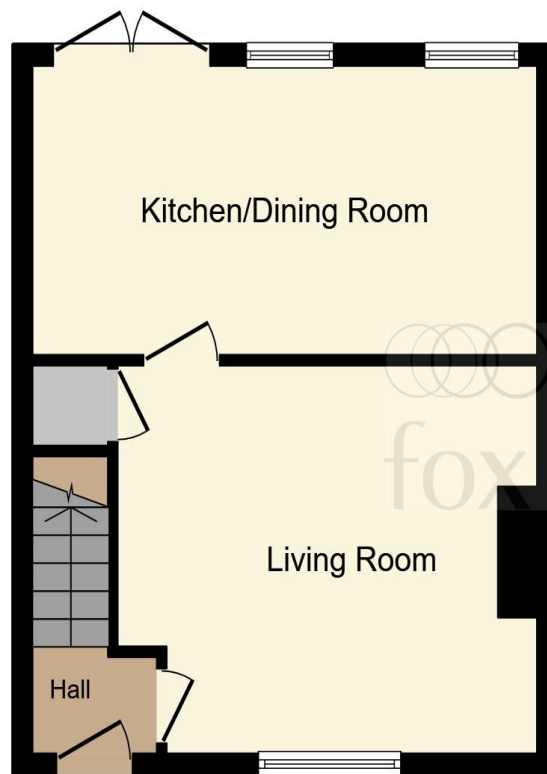
## North Street, Axminster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND = A
- SUBJECT TO A SECTION 157 RESTRICTION

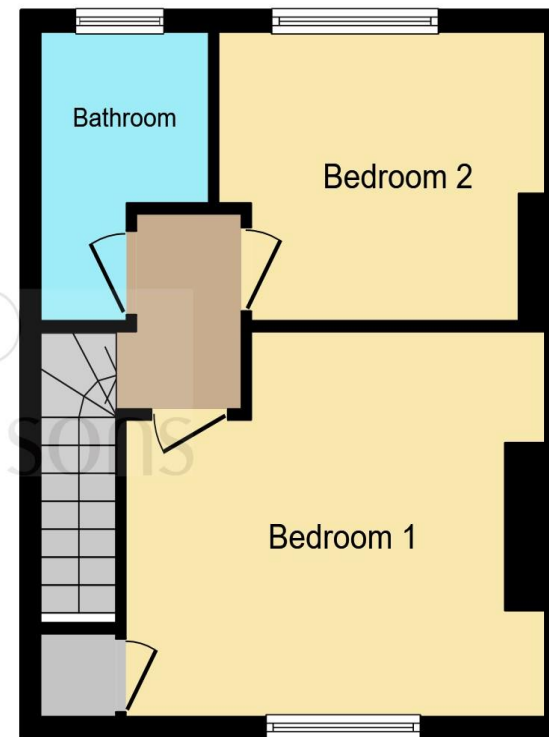
Tenure: Freehold EPC Rating: C

guide price

**£130,000**



**Ground Floor**



**First Floor**

Total floor area 68.5 sq.m. (737 sq.ft.) approx

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.

**view this property online** [fox-and-sons.co.uk/Property/AXM104184](http://fox-and-sons.co.uk/Property/AXM104184)



Property Ref:  
AXM104184 - 0004

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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