



Mellowes Court West Street, Axminster EX13 5NE

welcome to

Mellowes Court West Street, Axminster

UNEXPECTEDLY BACK ON THE MARKET! Fox & Sons are delighted bring to the market this spacious two-bedroom first floor flat in Mellowes Court, which has been much improved by the current owners and is immaculately presented throughout.

Communal Entrance

Entered via secure door with intercom entry system, lift and stairs to all floors

Entrance Hallway

Entered via secure wooden door, intercom, airing cupboard housing immersion tank, ceiling light point

Lounge

15' 11" max x 12' 10" (4.85m max x 3.91m)
Upvc double glazed window to front aspect, electric radiator, wall and ceiling light points

Kitchen

12' 10" max x 7' 7" (3.91m max x 2.31m)
Upvc double glazed window to front aspect, range of wall and base units with worksurface over, integrated electric oven and hob with cooker hood over, space and plumbing for washing machine and fridge freezer, one and a half bowl drainer sink, electric radiator, ceiling light point

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m)
Upvc double glazed window to front aspect, electric radiator, ceiling light point

En-Suite

Shower cubicle, low level WC, wash hand basin, heated towel rail, spot lighting, extractor fan

Bedroom Two

10' 8" max x 9' 3" (3.25m max x 2.82m)
Upvc double glazed window to side aspect, electric radiator, ceiling light point

Bathroom

Bathroom suite comprising of panel bath with

shower over, wash hand basin and low level WC.
heated towel rail, extractor fan, spot lighting

Parking

One allocated space within gated car park with electronic gated access

Storage

6' 7" x 4' 1" (2.01m x 1.24m)
Secure storage with shelving, power and lighting





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Mellows Court West Street, Axminster

- VACANT WITH NO ONWARD CHAIN
- SECURE OFF-STREET PARKING
- TWO DOUBLE BEDROOMS
- MASTER WITH EN-SUITE
- OUTSIDE STORAGE AREA

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000



Total floor area 56.5 m² (608 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
AXM104231 - 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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