



Regis House Lyme Street, Axminster EX13 5AU

welcome to

Regis House Lyme Street, Axminster

*** Ideal investment opportunity ***

Second floor apartment situated in the heart of Axminster Town, being offered for sale with a tenant in situ

Communal Hallway

Entered via secure wooden door into lobby shared with one other flat with stairs rising up to the main accommodation

Entrance Hallway

Entered via secure wooden door, airing cupboard with storage space, ceiling light points

Lounge

18' 6" x 12' 5" max (5.64m x 3.78m max)
Double glazed wooden framed sash windows to front aspect, radiators, ceiling light point

Kitchen

9' 4" x 9' 3" (2.84m x 2.82m)
Upvc double glazed window to rear aspect, range of wall and base units with wood effect worksurfaces over and tiled splashbacks, one and a half bowl drainer sink, integrated electric oven and gas hob with cooker hood over, space and plumbing for washing machine and upright fridge freezer, radiator, spot lighting

Bedroom One

12' 10" max x 12' 6" max (3.91m max x 3.81m max)
Double glazed wooden framed sash window to front aspect, radiator, ceiling light point

Bedroom Two

9' x 8' 9" (2.74m x 2.67m)
Upvc double glazed window to rear aspect, radiator, ceiling light point

Bathroom

Upvc double glazed opaque glass window to rear aspect, bathroom suite comprising of panel bath with shower over, wash hand basin and low level WC, spot lighting, radiator





view this property online fox-and-sons.co.uk/Property/AXM104189



welcome to

Regis House Lyme Street, Axminster

- COUNCIL TAX BAND = A
- SOLD WITH A TENANT IN SITU
- SECOND FLOOR APARTMENT
- TOWN CENTRE LOCATION
- IDEAL INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Total floor area 57.7 m² (621 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/AXM104189



Property Ref:
AXM104189 - 0005

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.


fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk

