



Flat 1 Boxfield Road, Axminster EX13 5LB



welcome to

Flat 1 Boxfield Road, Axminster

Fox & Sons are delighted to bring to the market this one-bedroom garden flat situated in Boxfield Road, a stones throw away from Axminster Town Centre. This property offers spacious living accommodation, pretty rear garden, off-street parking and is offered with NO-ONWARD CHAIN.

Entrance Hallway

Entered via uPVC double glazed door with glass panel insert, built in storage cupboard, ceiling light point, opens to kitchen

Kitchen

13' 10" x 6' 6" (4.22m x 1.98m)
uPVC double glazed window to rear aspect, range of wall and base units with work surfaces over, integrated electric hob and oven with cooker hood over, drainer sink, space for fridge and freezer, tiled splashback, radiator, ceiling light point

Utility Room

6' 2" x 2' 6" (1.88m x 0.76m)
uPVC double glazed window to rear aspect, space and plumbing for washing machine, space for dryer, wall light point

Lounge

15' 3" x 11' 11" max (4.65m x 3.63m max)
uPVC double glazed window to front aspect, fitted storage cupboard, radiator, ceiling light point

Hallway

Cupboard understairs housing wall mounted gas boiler, fuseboard, ceiling light point

Bedroom One

11' 10" x 8' 11" max (3.61m x 2.72m max)
uPVC double glazed window to front aspect, radiator, ceiling light point

Bathroom

uPVC double glazed opaque window to rear aspect, shower cubicle, vanity unit wash-hand basin, low level W.C, radiator, ceiling light point

Rear Garden

Private enclosed garden, laid to lawn, patio seating area, timber shed

Parking

Shared driveway to front of property for one vehicle





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Flat 1 Boxfield Road, Axminster

- COUNCIL TAX BAND = A
- NO ONWARDS CHAIN
- PRIVATE REAR GARDEN
- OFF-STREET PARKING
- STONES THROW FROM TOWN CENTRE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Oct 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Total floor area 48.7 m² (524 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.

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Property Ref:
AXM104229 - 0010

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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