



Mellows Court West Street, Axminster EX13 5NE

welcome to

Mellowes Court West Street, Axminster

Fox & Sons are delighted to bring to the market this well presented two bedroom apartment in the popular Mellowes Court. The apartment offers 2 bedrooms, secure off street parking, separate storage shed and stunning countryside views.

Communal Entrance Hallway

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

Entrance Hallway

Entered via a secure wooden door, storage cupboard housing hot water tank, ceiling light point, smoke alarm and fuseboard in wall cupboard

Open Plan Lounge/Kitchen

22' 4" Max x 18' 7" Max (6.81m Max x 5.66m Max)

Lounge area:

uPVC double glazed window to rear aspect with far reaching countryside views, electric radiators, ceiling and wall light points

Kitchen area:

Range of wall and base units, work surfaces over and tiled splashback, integrated electric oven and hob with cooker hood over, integrated fridge freezer, one and a half bowl drainer sink, space for washing machine

Bedroom One

11' 4" Max x 9' 9" Max (3.45m Max x 2.97m Max)

uPVC double glazed window to rear aspect with far reaching countryside views, electric radiator, ceiling light point

En-Suite

Low level W.C, wash-hand basin with tiled splash back, heated towel rail, extractor fan, spotlights

Bedroom Two

11' 1" Max x 7' 1" Max (3.38m Max x 2.16m Max)

uPVC double glazed window to rear aspect with far reaching countryside views, electric radiator, ceiling light point

Bathroom

Three piece bathroom suite - panel bath with electric shower over, low level W.C, wash-hand basin, heated towel rail, spotlights, extractor fan, part tiled walls

Outside Secure Storgae

6' 7" x 4' 7" (2.01m x 1.40m)

Secure storage with power and lighting

Parking

One allocated space within gated car park with electronic gated access





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Mellows Court West Street, Axminster

- COUNCIL TAX BAND - B
- TWO BEDROOMS
- OPEN PLAN LIVING AREA
- MASTER BEDROOM WITH EN-SUITE
- FAR REACHING COUNTRYSIDE VIEWS

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.

£145,000



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:
AXM104261 - 0004

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