



**Charter Road, Axminster EX13 5FZ**

**welcome to**

## **Charter Road, Axminster**

**\*\* OPTIONAL GIFTED DEPOSIT - PLEASE CALL FOX & SONS FOR MORE INFORMATION\*\***

Fox and Sons are delighted to bring to the market this spacious two bedroom apartment in a pleasant and tucked away position. Benefiting from a dual aspect lounge, en-suite master bedroom and allocated parking.

### **Entrance Hallway**

Accessed via secure telephone intercom system through communal hallway with letterboxes, ceiling light point, radiator, cupboard housing tank, coat cupboard

### **Parking**

Allocated parking space

### **Lounge**

15' 3" x 13' 10" Max ( 4.65m x 4.22m Max )  
uPVC double glazed windows to front and side aspects, radiator, ceiling light point

### **Kitchen**

10' 10" x 6' 3" ( 3.30m x 1.91m )  
uPVC double glazed window to front aspect, range of wall and base units with wood effect worktop over, tiled splashback, one and a half drainer sink, space and plumbing for a range of domestic appliances, strip lighting, open to lounge

### **Master Bedroom**

11' 11" Max x 8' 8" Max ( 3.63m Max x 2.64m Max )  
uPVC double glazed window to front aspect, radiator, ceiling light point, built in cupboard

### **En-Suite**

Shower cubicle, low level WC, hand wash basin with tiled splashback, radiator, ceiling light point, extractor fan

### **Bedroom 2**

11' 8" x 6' 9" ( 3.56m x 2.06m )  
uPVC double glazed window to front aspect, radiator, ceiling light point

### **Bathroom**

Panelled bath with shower, low level WC, hand wash basin with tiled splashback, radiator, ceiling light point, extractor fan







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- SPACIOUS APARTMENT
- DUAL ASPECT LOUNGE
- MASTER BEDROOM WITH EN-SUITE
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £165,000



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Property Ref:  
AXM104317 - 0009

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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