



**Charter Road, Axminster EX13 5FZ**



**welcome to**

## **Charter Road, Axminster**

Fox and Sons are delighted to bring to the market this spacious top floor two bedroom apartment in a pleasant and tucked away position. Benefiting from a dual aspect lounge with Juliette balcony and allocated parking.

### **Entrance Hallway**

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

### **Lounge**

15' 5" x 14' 2" Max ( 4.70m x 4.32m Max )  
uPVC double glazed window to side aspect, uPVC double glazed double doors with Juliette balcony to front aspect, radiator, ceiling light point

### **Kitchen**

10' 8" x 6' 1" ( 3.25m x 1.85m )  
uPVC double glazed window to rear 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**

12' 3" Max x 8' 1" Max ( 3.73m Max x 2.46m Max )  
uPVC double glazed window to front aspect, radiator, ceiling light point, built in cupboard

### **Bedroom 2**

11' 8" x 6' 10" ( 3.56m x 2.08m )  
uPVC double glazed window to front aspect, radiator, ceiling light point

### **Bathroom**

uPVC double glazed window to rear aspect, panelled bath with shower, low level WC, hand wash basin with tiled splashback, radiator, ceiling light point, extractor fan

### **Parking**

Allocated parking space







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## Charter Road, Axminster

- SPACIOUS TOP FLOOR APARTMENT
- JULIETTE BALCONY
- DOUBLE ASPECT LOUNGE
- ALLOCATED PARKING
- 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.

**£175,000**



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Property Ref:  
AXM104318 - 0004

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fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



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