



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 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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- 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.

£165,000



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Property Ref:
AXM104318 - 0007

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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