



Estate House West Street, Axminster EX13 5NU

welcome to

Estate House West Street, Axminster

Fox & Sons are delighted to bring to the market this two bedroom apartment in Estate House, a beautiful Grade II listed building situated in a prime position in Axminster Town, enjoying excellent views of the church green to the front and Devon hills to the rear.

Entrance Hallway

Front door accessed by stairs from rear of Estate House and ceiling light point

Open Plan Living Area

14' 9" x 13' 7" (4.50m x 4.14m)

Lounge area:

Wooden sash window to front aspect, vertical radiator and spotlights

Kitchen area:

Range of wall and base units with worktop over, tiled splashback, drainer sink, electric oven, induction hob with cooker hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine and spotlights

Master Bedroom

10' 6" x 9' 7" (3.20m x 2.92m)

Wooden sash window to rear aspect, radiator and spotlights

Bedroom Two

13' 8" x 8' 8" (4.17m x 2.64m)

Wooden sash window to rear aspect, radiator and spotlights

Bathroom

Walk in shower, part tiled walls, low level WC, wash hand basin, heated towel rail and spotlights





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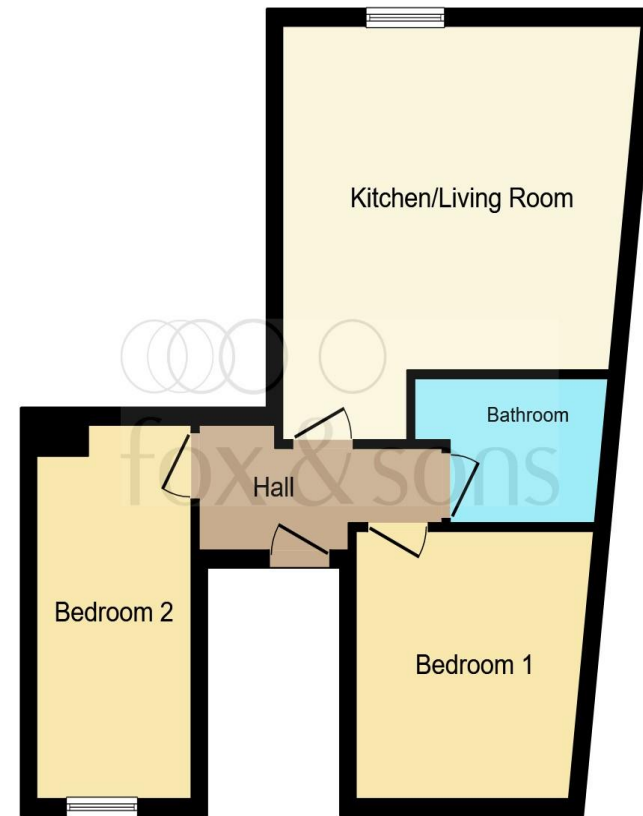
Estate House West Street, Axminster

- Grade II Listed character property
- Two bedrooms
- Council tax band A
- Central town centre location close to amenities
- Countryside views

Tenure: Leasehold EPC Rating: D

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.

£150,000



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:
AXM104154 - 0005

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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