



**St. Marys, Trinity Hill Road, Axminster EX13 5SL**

**welcome to**

## **St. Marys, Trinity Hill Road, Axminster**

Fox & Sons are delighted to bring to the market this stunning two bedroom top floor apartment, situated within a period conversion of a former schoolhouse within the Trinity Hill area.

### **Outside Porch**

Accessed via a small bridge from front garden and parking area, stone steps lead to covered porch area with outside light

### **Entrance Hallway**

Entered via a wooden front door with feature stained glass window above, staircase leading up to spacious landing and spotlights

### **Landing/Study Area**

Double glazed window to front aspect, study area with floor to ceiling built in storage cupboards, loft hatch with ladder providing access to insulated and boarded loft area, radiators, ceiling solar light tube and spotlights

### **Open Plan Kitchen/Diner**

19' 3" x 11' ( 5.87m x 3.35m )

Kitchen area:

Range of wall and base units with worktop over, tiled splashback, stainless steel drainer sink, integrated electric oven with induction hob and cooker hood over, integrated dishwasher, space and plumbing for washing machine and fridge/freezer, dresser style unit, obscured glass multi panel door leading to lounge and spotlights

Dining area:

Three skylights and double glazed window to rear aspect, space for dining table and spotlights

### **Lounge**

19' 4" x 11' 3" ( 5.89m x 3.43m )

Double glazed dual aspect windows to rear and side aspects, wall inset wood burner with tiled hearth, exposed beams, radiators and spotlights

### **Bedroom 1**

10' 6" x 9' 5" ( 3.20m x 2.87m )

Double glazed window to side aspect, built in floor to ceiling wardrobe, exposed beam, radiator and ceiling light point

### **Bedroom 2**

10' 6" x 9' 5" ( 3.20m x 2.87m )

Double glazed windows to side and rear aspects, original ornate feature fireplace, exposed beam, radiator and ceiling light point

### **Bathroom**

Double glazed obscured glass window to rear aspect, panel bath with shower over, curved vanity unit with inset wash hand basin and mirror with lighting above, low level WC, part tiled walls, heated towel rail and spotlights

### **Separate Wc**

Low level WC, wash hand basin, part tiled walls, extractor fan and spotlights

### **Rear Garden**

Accessed via pathway along the side of property, an imposing and beautiful stone pillar balustrade border a sweeping stone staircase that leads down to private gardens, predominantly laid to lawn, planter beds with established shrubs and plants, mature trees, decked patio area with beach hut and woodland area with log store at far end of garden

### **Garage**

19' 2" x 9' 5" ( 5.84m x 2.87m )

With up and over manual garage door, lighting and power

### **Parking**

Accessed via a tree lined private drive off Trinity Hill Road and surrounded by woodland, a designated



parking space is located in front of the garage, with further communal parking for extra vehicles and guests



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## St. Marys, Trinity Hill Road, Axminster

- STUNNING TWO BEDROOM TOP FLOOR APARTMENT
- SET WITHIN PERIOD MANOR HOUSE CONVERSION
- COUNCIL TAX BAND C
- BEAUTIFUL GARDEN AND WOODLAND VIEWS
- TRANQUIL LOCATION ACCESSED VIA IMPOSING DRIVEWAY

Tenure: Leasehold EPC Rating: G

This is a Leasehold property with details as follows; Term of Lease 999 years from 14 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £275,000



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](http://www.focalagent.com)

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Property Ref:  
AXM104519 - 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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