



Dukes Way, Axminster EX13 5FN

welcome to

Dukes Way, Axminster

Fox & Sons are delighted to bring to the market this spacious, bright and airy two bedroom first floor apartment, conveniently located within walking distance to the historic market town of Axminster

PROPERTY IS SUBJECT TO A S106 CLAUSE - PLEASE CALL FOX AND SONS FOR MORE INFORMATION

Entrance Hallway

Entered via wooden front door, electric radiator and ceiling light point

Lounge/Kitchen/Diner

22' 7" x 12' 9" (6.88m x 3.89m)

Dual aspect with uPVC double glazed windows to front and side aspects, electric radiators and ceiling light points

Kitchen comprising of a range of wall and base units with worktop over and tiled splashbacks, drainer sink, integrated electric oven, electric hob and cooker hood over and space and plumbing for washing machine and dishwasher

Master Bedroom

17' 6" x 9' 1" (5.33m x 2.77m)

uPVC double glazed window to front aspect, electric radiator and ceiling light point

Bedroom Two

11' 2" x 10' 3" (3.40m x 3.12m)

Dual aspect with uPVC double glazed windows to rear and side aspects, electric radiator and ceiling light point

Bathroom

uPVC obscure double glazed window to side aspect, panel bath with shower over, hand wash sink basin vanity unit, low level WC, cupboard housing water cylinder, electric heated towel rail, part tiled walls and ceiling light point

Communal Patio Area & Parking

Communal patio area with feature gravel surround, communal recycling storage area and off road parking

Agents Note

This property is subject to a S106 affordability clause and is being sold at 70% of market value . There are certain restrictions on who is eligible to purchase the property. Please call Fox and Sons for more information





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Dukes Way, Axminster

- S106 AFFORDABILITY CLAUSE
- OPEN PLAN LIVING/KITCHEN/DINER
- COUNCIL TAX BAND B
- TWO GOOD SIZED BEDROOMS
- COMMUNAL PATIO AREA

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,500



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:
AXM104389 - 0003

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.

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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