



Ottertton Mews Second Avenue, Axminster EX13 5GE



welcome to

Ottertton Mews Second Avenue, Axminster

Fox & Sons are delighted to bring to the market this spacious, bright and airy one bedroom ground floor apartment, conveniently located within walking distance to the historic market town of Axminster and offered with no ongoing chain!

Entrance Hallway

Entered via a uPVC front door with obscure double glazed panel, doors leading off to subsequent rooms, radiator and ceiling light point

Lounge

19' 9" x 11' 1" (6.02m x 3.38m)

Dual aspect with uPVC double glazed window to front aspect and to rear aspect overlooking communal garden, radiators and ceiling light points

Kitchen

12' max x 9' 1" max (3.66m max x 2.77m max)

uPVC double glazed window to rear aspect overlooking communal garden, range of wall and base units with worktop over and tiled splashback, wall mounted combi boiler housed in cupboard, 1.5 stainless steel drainer sink, integrated electric oven with gas hob and cooker hood over, integrated fridge, space and plumbing for washing machine, radiator and ceiling light point

Master Bedroom

11' 5" x 10' 7" (3.48m x 3.23m)

uPVC double glazed window to front aspect, full wall of built in wardrobes with sliding mirrored doors, radiator and ceiling light point

Bathroom

uPVC obscure double glazed window to front aspect, panel bath with shower over, low level WC, hand wash basin, part tiled walls, heated towel rail and ceiling light point

Communal Garden & Parking

Pathway leading across the front of the property provides access to the front door. Alongside the apartment is a walkway leading to the rear of the property and the allocated parking space. The

walkway also gives access to the communal garden area

The communal garden area is shared between four apartments and is fully enclosed by wooden panel fencing with a pedestrian gate. The Garden had been laid mainly to lawn for ease of maintenance with a slabbed patio area and some mature shrubs bordering

Agents Note

We have been advised that a Service Charge is not paid regularly, but a contribution is requested as required by the company to meet any on going costs. Please call Fox & Sons on 01297 32323 for more information





view this property online fox-and-sons.co.uk/Property/AXM104383



welcome to

Otterton Mews Second Avenue, Axminster

- GROUND FLOOR APARTMENT
- MASTER BEDROOM WITH BUILT IN WARDROBES
- COUNCIL TAX BAND A
- DUAL ASPECT LOUNGE
- WELL PRESENTED THROUGHOUT

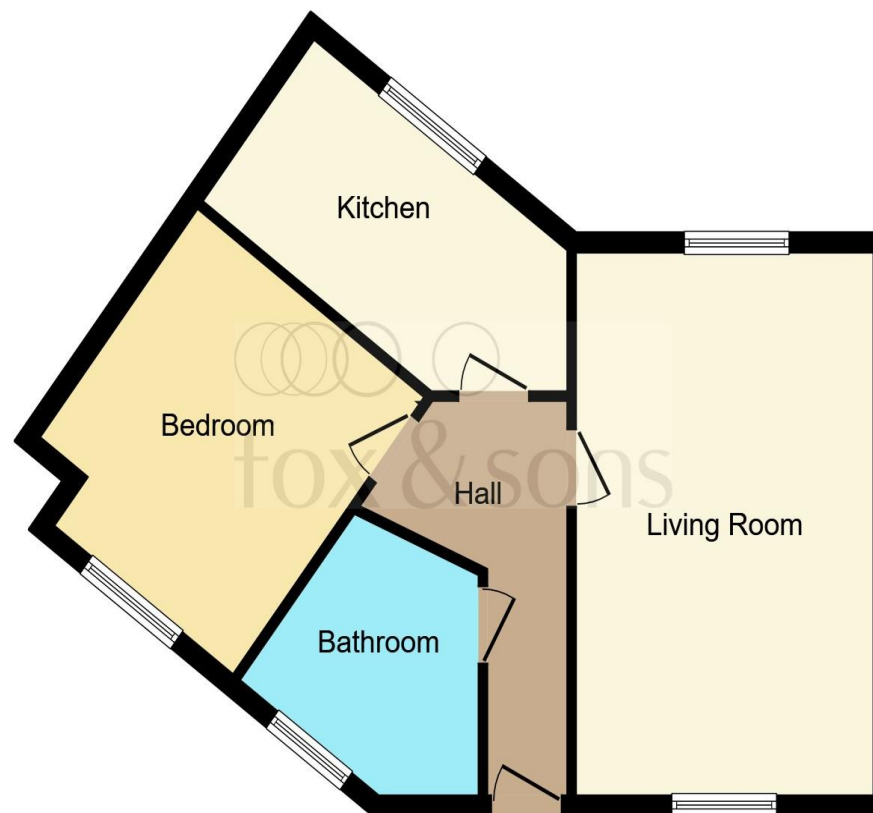
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



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

view this property online fox-and-sons.co.uk/Property/AXM104383



Property Ref:
AXM104383 - 0004

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



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk