



Mellows Court West Street, Axminster EX13 5NE

welcome to

Mellowes Court West Street, Axminster

Fox & Sons are delighted to bring to the market this well presented two double bedroom apartment in the popular Mellowes Court, situated in the heart of the historic market town of Axminster.

Communal Entrance Hallway

Entered via a secure door with intercom entry system, lift and stairs to all floors

Entrance Hallway

Entered via a secure wooden door, ceiling loft hatch and ceiling light point

Open Plan Lounge/Kitchen

14' 6" max x 15' 2" max (4.42m max x 4.62m max)

Lounge area:

uPVC double glazed window to side aspect, wall cupboard housing fuseboard, electric radiators, ceiling and wall light points

Kitchen area:

uPVC double glazed window to side aspect, range of wall and base units, work surfaces over and tiled splashback, integrated electric oven and induction hob with cooker hood over, space and plumbing for fridge and washing machine, one and a half bowl drainer sink and ceiling light point

Master Bedroom

9' 3" max x 11' 2" max (2.82m max x 3.40m max)

uPVC double glazed window to front aspect, built in storage cupboard housing hot water tank, electric radiator and ceiling light point

En-Suite

Shower cubicle, low level W.C, wash-hand basin with tiled splash back, heated towel rail, extractor fan and spotlights

Bedroom 2

10' 8" max x 13' 4" max (3.25m max x 4.06m max)

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

Bathroom

Three piece bathroom suite - panel bath, low level W.C, wash-hand basin, heated towel rail, spotlights, extractor fan and part tiled walls

Outside Secure Storage

Secure storage with power and lighting

Parking

One allocated space within gated car park with electronic gated access





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Mellows Court West Street, Axminster

- OPEN PLAN LIVING AREA
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND B
- MASTER BEDROOM WITH EN-SUITE
- CENTRAL TOWN LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1951.28

Ground Rent: 378.13

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.

£115,000



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:
AXM104598 - 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.

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