



**Mitchell Gardens, Axminster EX13 5FG**



**welcome to**

## **Mitchell Gardens, Axminster**

Fox & Sons are delighted to bring to the market this well presented two bedroom second floor apartment located close to the centre of the historic market town of Axminster.

### **Lobby**

Entered via a secure composite door with stairs rising to accommodation

### **Entrance Hallway**

Entered via secure door, built in storage cupboard housing wall mounted boiler, ceiling light point

### **Open Plan Lounge/Kitchen**

17' 8" max x 21' 7" max ( 5.38m max x 6.58m max )

Lounge area:

Two uPVC double glazed windows to rear and side aspects, uPVC double glazed French doors opening to Juliette balcony, radiator, spotlights

Kitchen area:

uPVC double glazed windows to rear aspect, range of wall and base units with worktop over and tiled splashbacks, integrated electric oven with induction hob and cooker hood over, integrated washing machine, integrated dishwasher, space for fridge/freezer, stainless steel drainer sink, spotlights

### **Bedroom 1**

9' 2" x 11' 1" max ( 2.79m x 3.38m max )

uPVC double glazed window to rear aspect, built in wardrobe, radiator, ceiling light point

### **Bedroom 2**

8' 2" x 10' 3" ( 2.49m x 3.12m )

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

### **Bathroom**

Panel bath with shower over, hand wash basin, low level WC, heated towel rail, spotlights

### **Parking**

One allocated parking space





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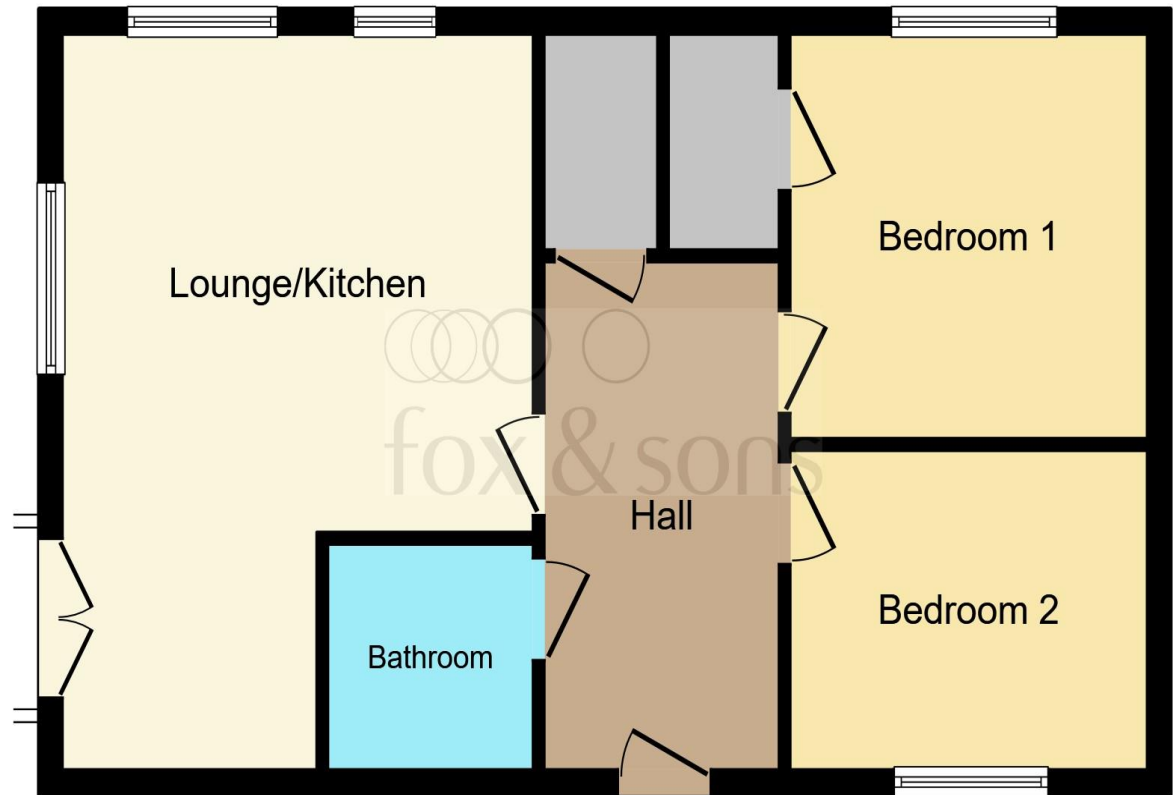
## Mitchell Gardens, Axminster

- STYLISH 2ND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND B
- SPACIOUS OPEN PLAN LOUNGE/KITCHEN
- JULIETTE BALCONY

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£190,000**



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:  
AXM104690 - 0003

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