



St Georges, Chard Street, Axminster EX13 5DL

welcome to

St Georges, Chard Street, Axminster

Fox & Sons are delighted to bring to the market this well presented one bedroom first floor apartment, located in the heart of the historic market Axminster.

Entrance Porch

A solid wooden front door provides access into an entrance porch, with a further wooden door providing access into entrance hallway

Entrance Hallway

Two uPVC double glazed windows to the front aspect, airing cupboard, wall mounted storage heater, ceiling light points, access to the remainder of the accommodation

Open Plan Lounge/Dining Room

14' max x 11' 7" max (4.27m max x 3.53m max)

A well proportioned room with a wooden double glazed sash window to the rear aspect, coving to ceiling with dado rail to walls, wall mounted storage heater, ceiling light points, through to Kitchen

Kitchen

Fitted kitchen comprising a range of wall and base units with worktop over and tiled splashback, inset single drainer stainless steel sink, integrated electric hob with cooker hood above and integrated electric oven beneath, space for free standing fridge/freezer with further under worktop space and plumbing for washing machine and dishwasher, ceiling light point, ceiling access to loft, wooden double glazed sash window

Bedroom

A well proportioned double bedroom with coving to ceiling and inset access to loft space, wooden double glazed sash window to the front aspect, built in double wardrobe, wall mounted storage heater, ceiling light point

Bathroom

A white suite comprising of panel bath with wall mounted electric shower over, pedestal wash basin

with tiled splashback and low level W.C, opaque uPVC double glazed window, part tiled walls, ceiling light point

Agent's Note

There is further information regarding the Freehold to this property, please enquire with the branch





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St Georges, Chard Street, Axminster

- FIRST FLOOR ONE BEDROOM APARTMENT
- SPACIOUS LIVING ACCOMMODATION
- COUNCIL TAX BAND A
- OPEN PLAN LIVING/DINING ROOM
- COMMUNAL GARDEN AREA

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1512.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Nov 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



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:
AXM104785 - 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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