



**Belle Vue, West Street, Axminster EX13 5NU**

fox & sons

**welcome to**

## **Belle Vue, West Street, Axminster**

Fox & Sons are delighted to bring to the market this elegant and spacious one-bedroom first floor apartment, situated moments from the centre of the historic market town of Axminster.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hallway**

Entered via wrought iron gate and paved pathway leading to wooden front door with stained glass insert panels, high ceiling, ceiling light point with ceiling rose, stairs rising to first floor

### **First Floor Landing/Hallway**

Low and high level windows to rear aspect with

views to countryside beyond, high ceilings with coving detail, ceiling light points, radiator, doors leading to subsequent rooms

### **Lounge**

13' 4" max x 15' 6" ( 4.06m max x 4.72m )  
Bay window to front aspect, high ceiling with coving detail, ceiling light point with ceiling rose, radiator

### **Kitchen/Dining Room**

14' 8" x 7' 3" ( 4.47m x 2.21m )  
Window to front aspect, range of wall and base units with worktop over and tiled splashback, integrated electric oven with electric hob and cooker hood over, space for under counter fridge, space for dining area, wall mounted boiler, high ceiling with coving detail, ceiling light point, radiator

### **Master Bedroom**

15' 5" x 9' 9" ( 4.70m x 2.97m )  
Window to front aspect, high ceiling with coving detail, ceiling light point, radiator

### **Bathroom**

Panel bath with shower tap attachment and tiled splashback, hand wash basin with tiled splashback, low level WC, ceiling light point, radiator





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## Belle Vue, West Street, Axminster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ELEGANT GEORGIAN PROPERTY WITH PERIOD FEATURES
- COUNCIL TAX BAND B

Tenure: Leasehold EPC Rating: D

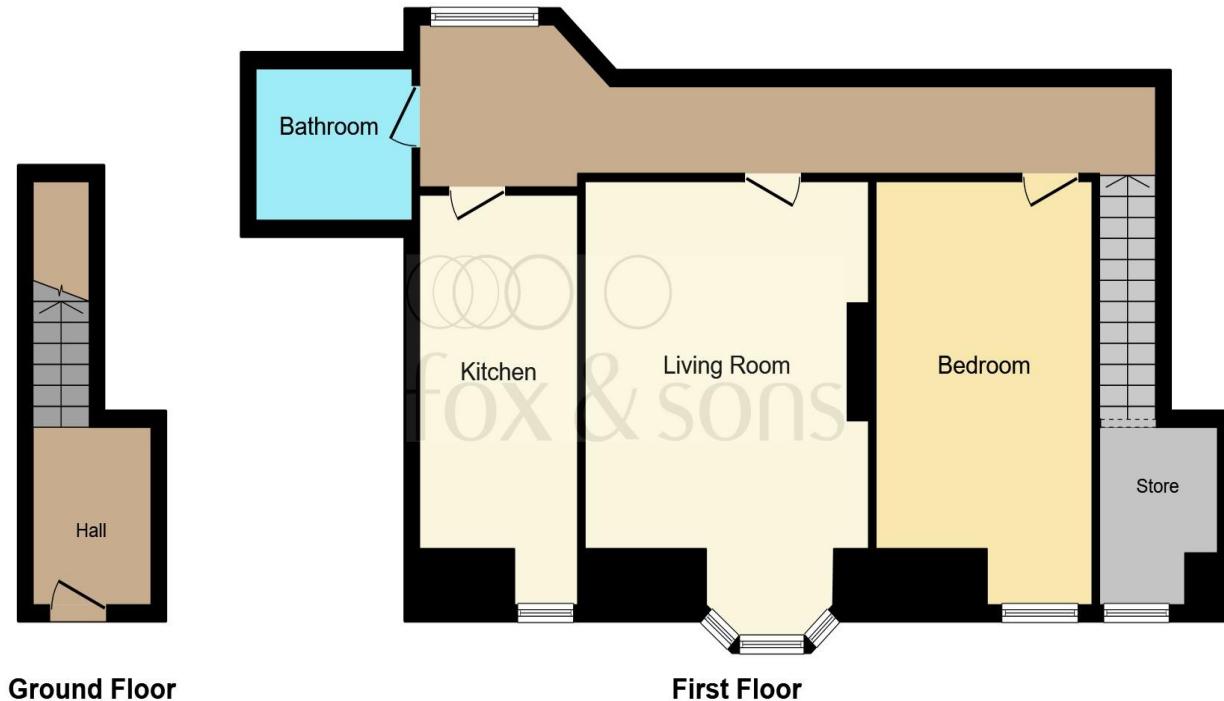
Council Tax Band: B Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000**



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:  
AXM104769 - 0011

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.



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



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