



West Close, Axminster EX13 5PE

welcome to

West Close, Axminster

Fox & Sons are delighted to bring to the market this lovely three bedroom semi-detached home, conveniently located just a stone's throw 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.

Front Garden

Paved path leading to front door, laid to lawn with patio area, flowerbeds with a range of established plants, outside light

Entrance Hallway

Entered via uPVC door with opaque double glazed insert panels, wall mounted fuseboard, ceiling light

point

Downstairs Cloakroom

Double glazed opaque window to front aspect, hand wash basin, low level WC, radiator, ceiling light point

Lounge/Dining Room

21' max x 15' 7" max (6.40m max x 4.75m max)
Dual aspect with uPVC double glazed patio doors to front and rear aspect, gas fireplace set within feature brick surround, stairs rising to first floor, radiators, ceiling light points

Kitchen

15' 1" x 8' 4" (4.60m x 2.54m)
uPVC door leading to garden, uPVC double glazed windows to rear aspect, range of wall and base units with worktop over and tiled splashback, mid height electric oven, integrated electric hob with cooker hood over, stainless steel drainer sink, space for three under counter domestic appliances, wall mounted boiler, radiator, ceiling light point

Landing

Built in airing cupboard, loft hatch, radiator, ceiling light point

Master Bedroom

12' 5" max x 11' 6" max (3.78m max x 3.51m max)
uPVC double glazed windows to front aspect, built in wardrobes, radiator, ceiling light point

Bedroom 2

15' x 8' 6" (4.57m x 2.59m)
uPVC double glazed window to front aspect, built in wardrobe, radiator, ceiling light point

Bedroom 3

10' 3" max x 8' 9" max (3.12m max x 2.67m max)





uPVC double glazed window to rear aspect, built in wardrobe and vanity sink unit, radiator, ceiling light point

Bathroom

Double glazed opaque window to rear aspect, walk in shower, vanity sink unit, low level WC, radiator, ceiling light point

Rear Garden

Timber fence enclosed private rear garden, laid to lawn areas, gravel pathway and patio area, timber shed, range of established plants and flowers

Garage & Driveway

17' 5" x 8' 2" (5.31m x 2.49m)

Paved driveway leading to garage with up and over door, partially boarded roof space for extra storage, power and lighting



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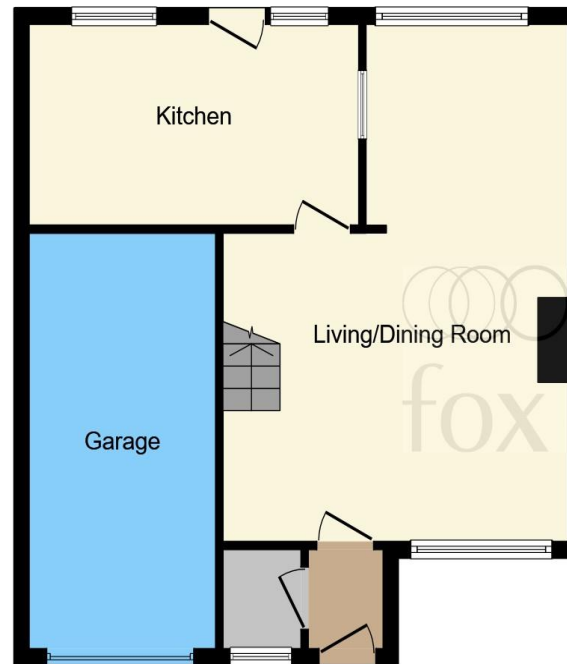
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£225,000



Ground Floor



First Floor

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:
AXM104795 - 0004

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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.


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