



## Market Square, Axminster, Devon,

A smart two bedroom apartment overlooking Axminster town.

Guide Price  
**£149,950**  
Leasehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## Market Square, Axminster, Devon, EX13 5NJ

- First floor apartment
- Two double bedrooms
- Town centre location
  - Living room
  - Kitchen
  - Bathroom
- No onward chain
- Council tax band A
- Service Charge - £1020 per annum
- Ground rent - £25 per annum

Viewing strictly by appointment through  
Symonds & Sampson Axminster Sales Office  
on 01297 33122





A smart two bedroom apartment overlooking Axminster town.

This 1st floor apartment is accessed from a communal hallway via a private front door that leads into a small entrance hallway with laminate flooring which opens into an impressive main reception room with good ceiling height and a large sash window. There is an adjoining kitchen fitted with a range of wall and base units, space for white goods and a cooker hood. The property offers two well portioned double bedrooms and a large bathroom comprising of a white suite, electric shower over the bath and linen cupboard.

#### Lease details

Service Charge - £1020 per annum

Ground rent - £25 per annum

140 Years remaining on the lease

#### Services

Mains electric, water and drainage.

#### Situation

Market Square is set a few minutes' walk from Axminster town centre. Axminster is a country town on the Eastern fringes of Devon, close to borders with Dorset and Somerset. It offers a selection of shops including two supermarkets; plus schools, churches, health centre and hospital. It also plays host to Hugh Fearnley-Whittingstall's River Cottage Canteen at the nearby Trinity Hill. The beautiful Axe Valley reaches the sea at Seaton (6 miles) along the Jurassic Coastline and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. Mainline train station on the London Waterloo route.

#### Local Authority

East Devon District Council

Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.

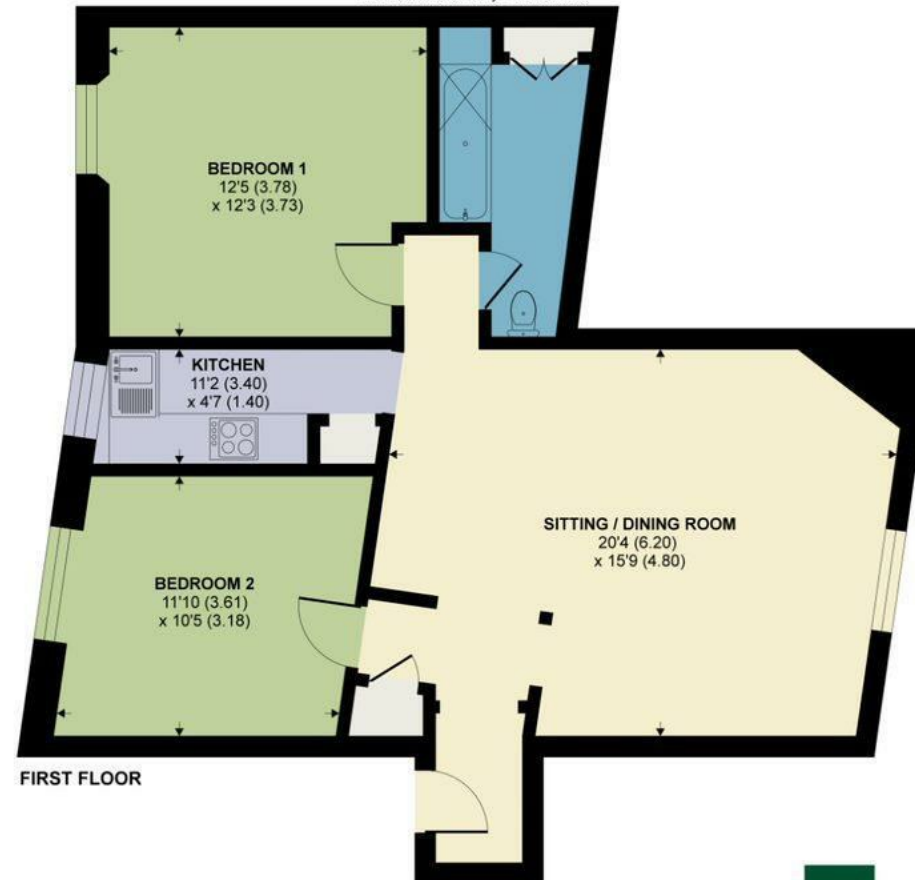
Tel : 01395 516551. Council Tax Band A



# The Old Bell House Market Square, Axminster, Devon

Approximate Area = 763 sq ft / 71 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 888717



## Directions

From Trinity Square, proceed on foot towards The George Hotel turning left into Victoria Place. Continue down the road and turn left into Market Square where Bell House can be found sign posted on your left hand side. The main entrance to Bell House is via the external staircase which leads into the communal hallway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

AXM/RS/16.8.23



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