

Symonds
& Sampson

17 Valley View
Axminster, Devon

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Axminster
Devon EX13 5XS

A spacious purpose built two bedroom retirement
apartment with no onward chain



- Ground floor apartment
 - Purpose built
- Secure entry system
- Communal gardens
 - Residents lounge
 - No onward chain



Guide Price £80,000

Leasehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Valley View was built by Chaddlewood Homes Ltd during the 1980's and comprises 26 properties (including some bungalows) arranged over 2 floors. This particular apartment enjoys a ground floor position, with a secure phone entry system that leads through to a communal entrance hallway. A private front door opens through to the entrance hallway where you will find the phone entry system with careline, linen cupboard and two bedrooms (one double and one single). The bathroom includes a sunken bath with shower over, vanity unit and WC. There is a spacious sitting/dining room with electric coal effect fire, television and telephone points. The kitchen includes a good range of wall and base units, built in oven & cooker hob, and space for additional white goods. The property has extensive double glazed windows and is heated via electric night storage and panel heaters.

DEVELOPMENT DETAILS

The Development Manager can be contacted from various

points within the property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency call system. There is also use of a residents lounge and well-tended communal gardens with drying area. Residents parking is subject to a waiting list.

SITUATION

Valley View is located approximately one mile from the town centre of Axminster. The market town of Axminster is a bustling market town on the Eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets; schools, as well as churches, cafes and restaurants.

DIRECTIONS

From our office in Trinity Square, proceed out of Axminster

on the Lyme Road taking the third turning on the left hand side into Sector Lane. Proceed along Sector Lane where Valley View can be found on your left hand side.

SERVICES

Mains electric, drainage and water.

Broadband : Superfast available

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council.

Tel: 01404 515616

Council Tax Band B

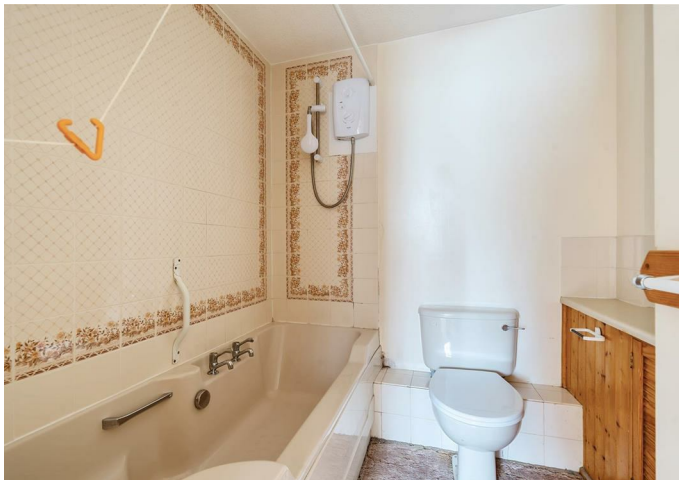
MATERIAL INFORMATION

An age restriction of 60 and over applies. Additional occupants are required to be over 55.

Lease: 99 year lease from 1987

Service Charge 2024/25: £2450.18

Ground Rent 2024/25: £329.70



Valley View, Axminster

Approximate Area = 557 sq ft / 51.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1184048



Office/Neg/Date



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