

Symonds
& Sampson

GANESHA WHOLEFOODS

1 Banffshire House

South Street, Axminster, Devon

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South Street
Axminster
Devon EX13 5AD

A beautifully renovated period cottage set in the heart of Axminster with courtyard garden, downstairs cloakroom and level access to the town.

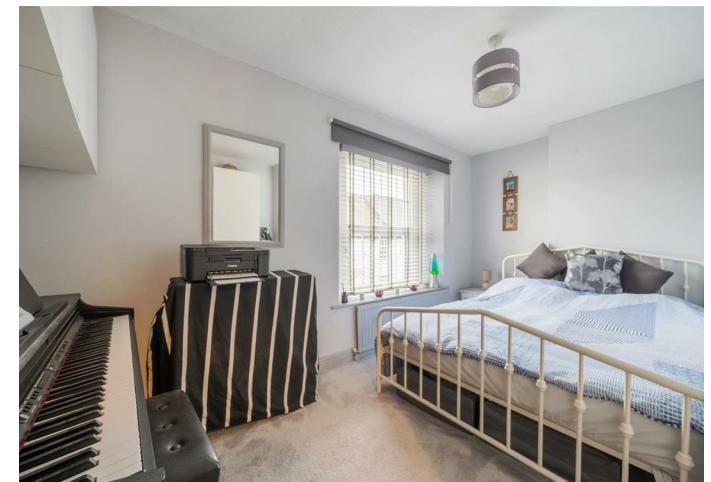


- Tastefully renovated period cottage
 - Open plan living space
 - Quality fitted kitchen
- Seperate utility room and WC
 - Remodelled shower room
 - Courtyard garden

Guide Price £220,000

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

1 Banffshire House has been extensively remodelled and updated by the current owners to an excellent standard of specification. The property features a quality fitted kitchen, modern shower room and engineered oak flooring throughout the ground floor. The accommodation offers a great open plan design as well as plenty of inventive storage solutions and a utility room. Extensive double glazing and a gas fired central heating system.

ACCOMMODATION

From the pavement the front door leads into a small entrance porch which in turn leads through to a spacious open plan living space with fitted kitchen including under unit and draw opening lighting and a range of integrated appliances. To the front of cottage is a cozy seating area with multi fuel stove and space for a dining table. Stairs lead to the further floor landing. To the rear is the downstairs cloakroom and utility room offering additional storage and space for white goods. To the first floor are two good sized bedrooms and a smart shower room with modern thermostatic shower.

OUTSIDE

To the rear of the property is an enclosed walled courtyard garden with outside tap and storage shed.

SITUATION

South Street is an historic street within the town centre of Axminster where you will find a mixture of residential and commercial properties. Axminster is 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, schooling and train station that is on the direct line to London Waterloo and Exeter.

DIRECTIONS

What3words: ///timing.skate.smelter

SERVICES

All mains services connected.

Broadband: Superfast available

Mobile coverage: Limited indoors, likely outdoors. Source- Ofcom.org

Local Authority: East Devon District Council, Honiton, Devon. Council Tax Band B

MATERIAL INFORMATION

1. There is no allocated parking with the property. There is restricted on street parking along South Street and two nearby public car parks within a few hundred yards with residents permits available.
2. Banffshire House is in flood zone 1, an area with a low probability of flooding.



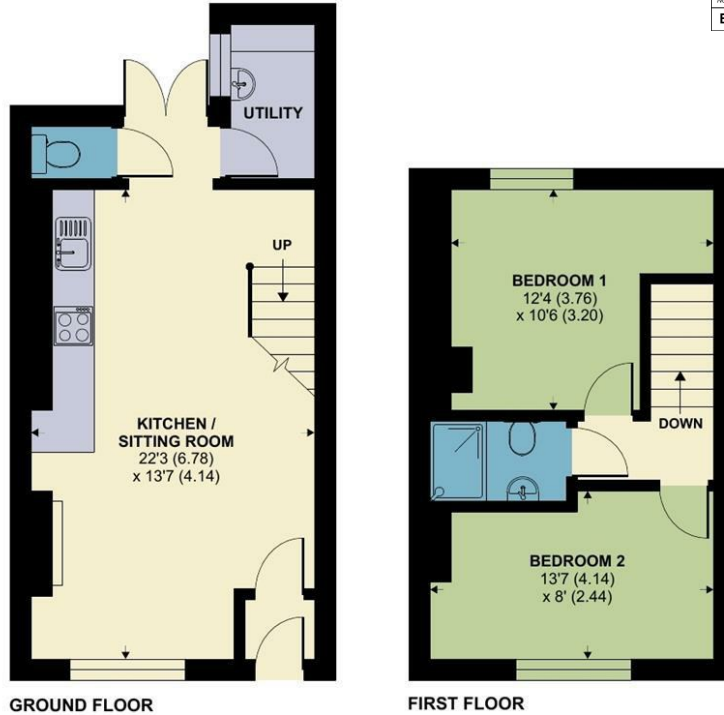
South Street, Axminster

Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



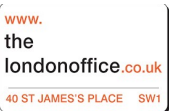
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		87
81-91 B		
69-80 C		
55-68 D		
39-54 E	48	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1203240



Axm/RS/18.10.24



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