

5 Mitchell Gardens

Axminster, Devon

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Axminster
Devon EX13 5FG

A well-presented second floor, two-bedroom apartment located minutes from the town's amenities and within easy walking distance of the railway station.

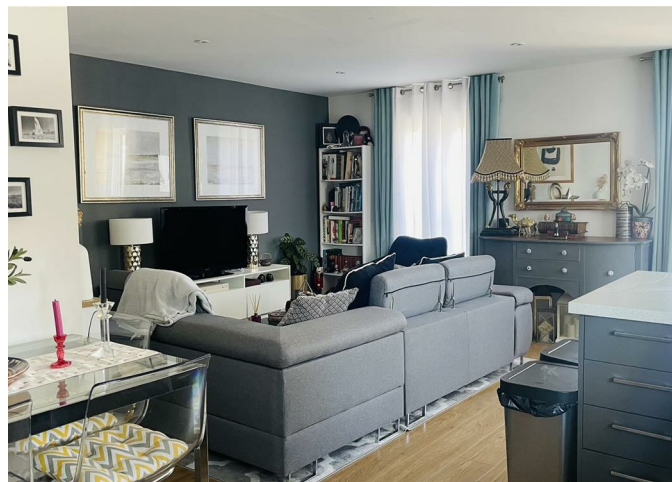


- Second floor modern apartment
 - Two double bedrooms
 - Generous living area
 - Allocated parking space

Guide Price £190,000

Leasehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A wonderfully bright and airy second floor purpose-built apartment constructed around 8 years ago, ideally located for the town and convenient for the train station. The property comes to the market in great condition and is fitted with a stylish kitchen and bathroom, gas fired central heating and double glazing throughout. The open plan design offers 21 ft of living accommodation with double doors opening to a Juliet balcony. With an integrated oven, the kitchen is fitted with an excellent range of units with space for appliances. There are two well-proportioned bedrooms, with the principal benefitting from a built-in wardrobe, both of which are served by a beautifully appointed family bathroom. The property also benefits from an allocated parking space. Internal viewing is highly recommended to appreciate the accommodation and location on offer.

OUTSIDE

The property has an allocated parking space.

SITUATION

Mitchell Gardens is a small development of modern properties set off West Close. There is good pedestrian and vehicular access out onto West Street along with a pedestrian footpath which joins up with Musbury Road. Axminsters main facilities and railway station are all within

walking distance. The 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. There is a market held every Thursday in Trinity Square which offers a wide selection of local produce.

SERVICES

Mains Electricity, Gas, Water & Drainage.

DIRECTIONS

<https://w3w.co/increment.survive.tequila>

On Foot: From our Symonds & Sampson office in the town centre head south where the apartment can be found on the left-hand side as you pass the main car park.

LEASE INFORMATION

Lease length: 115 years remaining ,
Ground rent: £185 per annum
Service charge: £1300 per annum

EDUCATION

Primary schooling at Axminster. Good state secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Chard School, Perrott Hill at Crewkerne, the Exeter and Taunton Schools.

FLOOD RISK

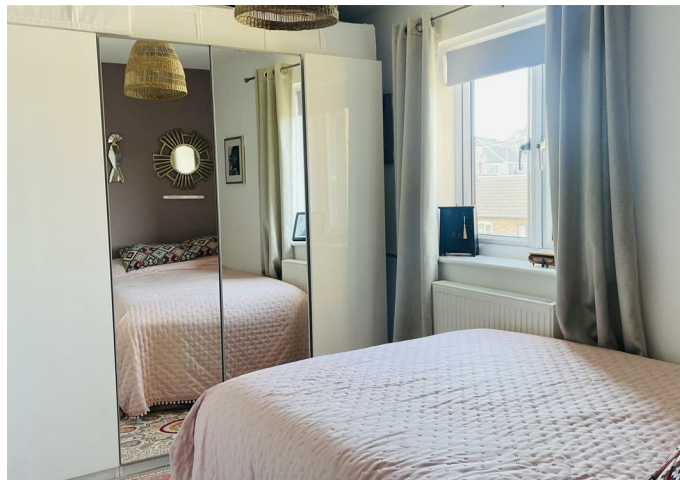
Flood Risk -LOW

AGENT'S NOTE

Each property forms part of the Mitchell Gardens Management Company (managed by the residents) which oversees the communal green space within the development.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616. Council Tax Band B



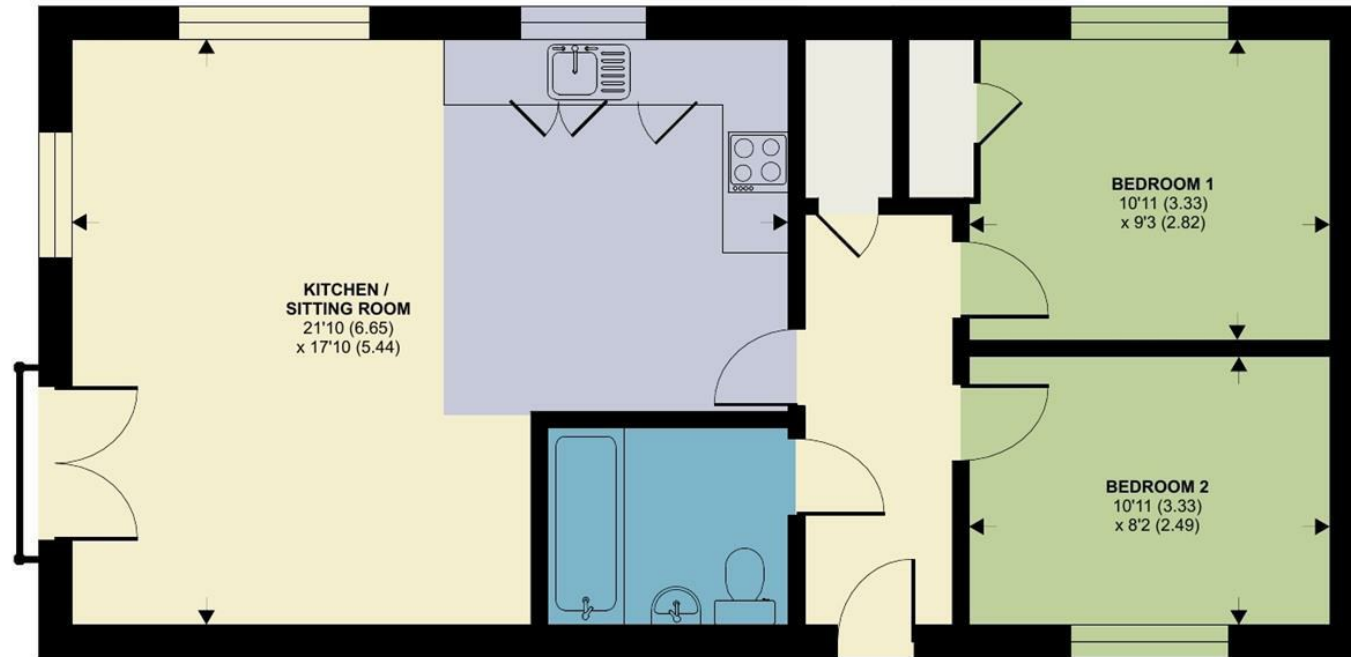
Mitchell Gardens, Axminster

Approximate Area = 683 sq ft / 63.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(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). © nchecon 2023. Produced for Symonds & Sampson. REF: 980366



Axm/ACR/2.4.25



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