



5, Minster Court, West Street, Axminster, Devon EX13 5PL

One bedroom lower ground floor apartment with spacious entrance hallway and direct access to communal gardens. McCarthy & Stone retirement apartment is located in the market town of Axminster for the over 55's.



- Close proximity to the town centre.
- Age restricted (over 55 years of age)
- Guest facilities.
- Communal gardens
- Community Room, lift, lounge and laundry.

Guide Price £90,000

Leasehold

THE PROPERTY

One bedroom retirement apartment situated to the rear of the property, and ideally located just off the centre of Axminster. The property offers comfortable accommodation with double glazing, 24-hour emergency careline response system, on site manager and well-maintained gardens. There is a lift to all floors, residents lounge, laundry room and guest suite. An age occupancy restriction applies to this property.

OUTSIDE

To the rear of the development is a well-maintained communal garden with mature shrub and flower borders and paved seating area that adjoins the residents' lounge.

SITUATION

Minster Court is situated just moments away from the town centre and is ideally placed for local amenities and shopping facilities. Axminster is a country town on the Eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including two Supermarkets; plus schools, churches and a main line railway station on the Exeter to Waterloo line. The beautiful Axe valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles.

DIRECTIONS

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SERVICES

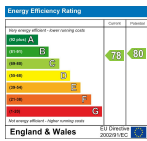
All mains services connected
Broadband: Ultrafast available. Source- Ofcom.org
Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band B

MATERIAL INFORMATION

The property is located in flood zone 1, an area with a low probability of flooding.
Viewings are strictly by appointment. The cost of mains water, drainage, and buildings insurance is included in the Annual Service Charge. Lease information : Term - 125 years from 1st June 2004 Annual Service Charge (2024/2025) - £2567.98 Annual Ground Rent (2024/2025) - £385



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APPROX. GROSS INTERNAL FLOOR AREA 622 SQ FT 57.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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