



ESTATE AGENTS

... the key to a successful move



Foxhill, Axminster, Devon, EX13 5LS

**Offers in excess
of £245,000**

* Requiring Modernisation & Refurbishment

* Loads of Potential

* Sought After Residential Location

* Excellent Commuting Links

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

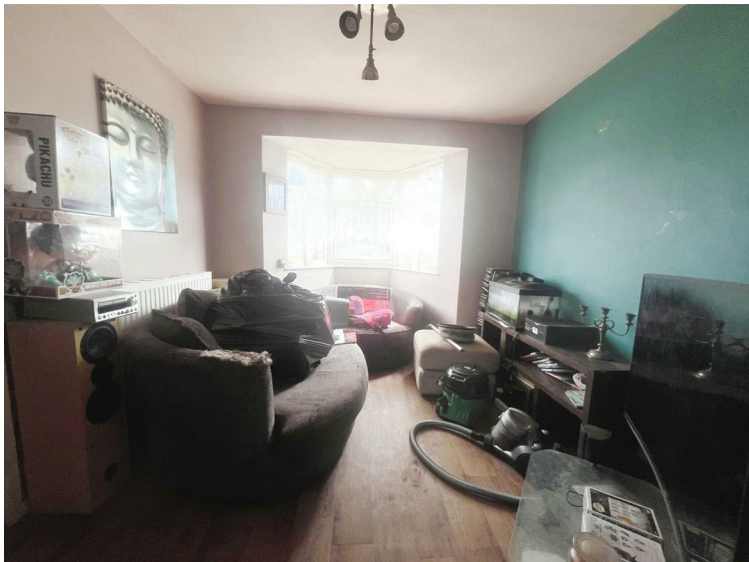
LOAD OF POTENTIAL FOR A BUYER WISHING TO TAKE ON A PROJECT. A well proportioned property that requires an extensive programme of refurbishment. The accommodation comprises: Lounge, dining room, conservatory, kitchen, utility, bathroom, boiler room and to the first floor four bedrooms and shower room, externally the is a garage, gardens to the front and rear. 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, schooling and train station that is on the direct line to London Waterloo and Exeter.

GROUND FLOOR

LOUNGE 16'4" x 9'11" (5.02m x 3.04m)



DINING ROOM 13'0" x 9'5" (3.98m x 2.89m)



KITCHEN 15'5" x 7'6" (4.72m x 2.31m)

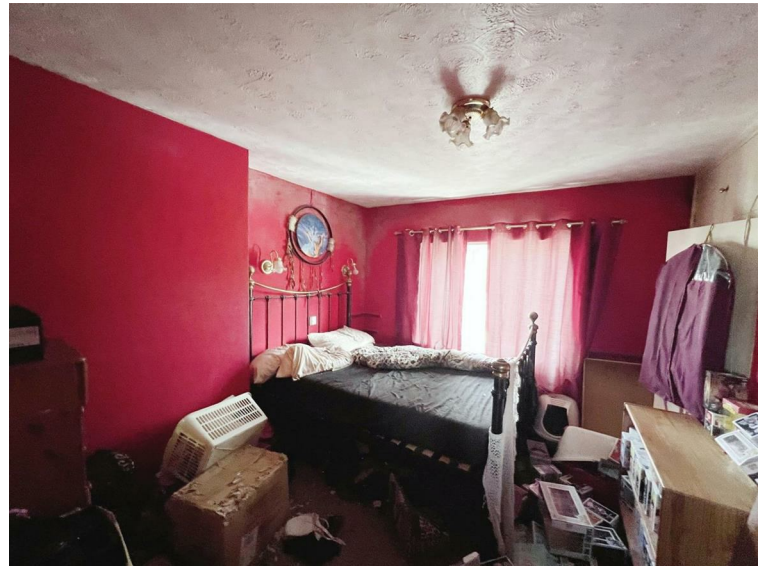


BOILER ROOM 5'0" x 3'4" (1.54m x 1.02m)

FIRST FLOOR

BEDROOM 11'1" x 8'10" (3.39m x 2.70m)

BEDROOM 11'1" x 8'10" (3.40m x 2.70m)



BEDROOM 10'4" x 8'10" (3.15m x 2.70m)

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BEDROOM 10'5" 6'4" (3.20m 1.94m)



BATHROOM

OUTSIDE

Garage & Gardens



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.


In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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