



Castle Mews Castle Street, Axminster EX13 5PD

welcome to

Castle Mews Castle Street, Axminster

Fox & Sons are delighted to bring to the market this charming and spacious three-storey two-bedroom home, which offers a true sense of escape while remaining conveniently close to local shops, amenities, and the centre of the historic market town of Axminster

Kitchen/Diner

Entered via a wooden front door, windows to front aspect, stairs rising to first floor, range of wall and base units with worktop over and tiled splashback, integrated electric oven with hob and cookerhood over, stainless steel drainer sink, wall mounted boiler, space for two under counter domestic appliances, under stairs storage, space for dining and comfortable seating area, beams, brick chimney breast, radiators, spotlights

First Floor Landing

Door leading to lounge, spotlight

Lounge

Window to rear aspect and two windows to front aspect, beams, brick chimney breast, radiators, spotlights, stairs rising to second floor

Double doors open directly from the corner of the lounge onto a small, covered decked area - this useful outdoor space forms the top of an external staircase, which leads down to the front of the property, creating a unique architectural feature as well as a lovely spot to sit and enjoy the peaceful surroundings

Second Floor Landing

Skylight to rear aspect, loft hatch, built in storage cupboard, doors leading to subsequent rooms, beams, spotlight

Bedroom One

Window to front aspect with views to hills beyond, skylight to front aspect, beams, radiator, spotlights

Bedroom Two

Window to rear aspect, skylight to rear aspect, beams, radiator, spotlights

Bathroom

Panel bath with tap shower set within tiled surround, hand wash basin with tiled splashback, low level WC, beams, radiator, spotlights

Parking

Open ended covered garage

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





view this property online fox-and-sons.co.uk/Property/AXM105152



welcome to

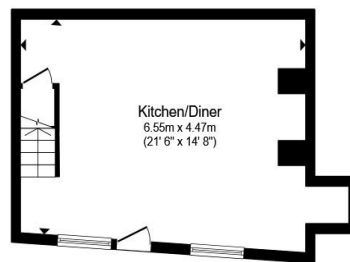
Castle Mews Castle Street, Axminster

- THREE-STOREY CHARACTER HOME
- GRADE II LISTED
- COUNCIL TAX BAND B
- SPACIOUS KITCHEN/DINER & LOUNGE
- TWO BEDROOMS

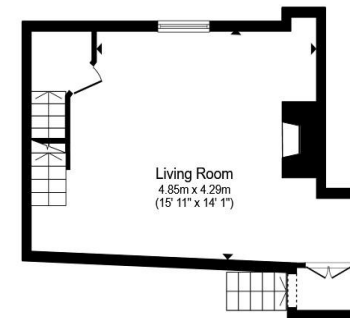
Tenure: Freehold EPC Rating: Exempt

Council Tax Band: B

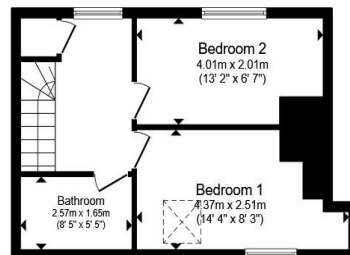
£210,000



Lower Ground Floor



Ground Floor



Second Floor

Total floor area 99.7 m² (1,073 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


fox & sons

view this property online fox-and-sons.co.uk/Property/AXM105152



Property Ref:
AXM105152 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk