



16 Mellows Court, West Street, Axminster, EX13 5NE

Guide Price £125,000 Leasehold

- Two Bedroom Apartment
- Bathroom
- Electric Heating
- No Onward Chain
- Balcony
- Ensuite
- uPVC Double Glazing
- Secure Gated Car Park
- Open Plan Lounge/Kitchen
- Subject to a Over 55 Age Restriction

16 Mellows Court, Axminster EX13 5NE

A modern second floor two bedroom town centre apartment with allocated parking and balcony. This apartment comprises of a open plan lounge/kitchen/diner, bathroom and a master bedroom benefiting from a en-suite shower room. Fitted with double glazing and electric heating throughout. The building is access via a telephone entry system, a secure gated car park and storage area. The property is subject to a over 55 age restriction. This property comes to the market with the benefit of no onward chain.



Council Tax Band: B



Hallway

Doors leading to the accommodation with a wall mounted telephone entry system, a airing cupboard housing the water tank, fusebox and a smoke detector overhead.

Open plan lounge/kitchen

15'9" x 14'0" (4.80 x 4.26)

A open plan lounge/kitchen with a window to the side aspect benefiting from partial rural views and French doors granting access to the balcony. The kitchen area is fitted with a range of matching wall and base units with work tops over. Comprising a integral fridge freezer, a four ring electric hob with an oven and extractor hood. Continuing round to a stainless steel sink and drainer.

Bedroom 1

10'8" x 9'1" (3.25 x 2.76)

A double bedroom with feature fitted double wardrobes, a window to the side aspect benefiting from partial rural views and a wall mounted electric radiator. Door leads to;

En-suite

6'4" x 5'2" (1.93 x 1.58)

This ensuite shower room is fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin and a cubicle shower unit with a wall mounted mains shower. Further benefiting from a towel rail and extractor fan.

Bedroom 2

10'2" x 8'4" (3.10 x 2.54)

A single bedroom with a electric wall mounted radiator and a window to the rear aspect benefiting from partial rural views.

Bathroom

5'10" x 8'6" (1.78 x 2.60)

Fitted with a white suite with tiled splashbacks throughout this bathroom comprises an low level hand flush w.c, a pedestal hand wash basin and a paneled bath unit. Further benefiting from a towel rail and extractor fan.

Balcony

3'0" x 7'3" (0.92 x 2.22)

Accessed from the lounge/kitchen is a glass and steel paneled north west facing balcony, benefiting from partial rural views of the surrounding countryside.

AGENT'S NOTES

Local Authority: East Devon District Council

Council Tax Band: B

Tenure: Leasehold

Restrictions: This property is subject to a over 55 age restriction

Lease Length: 125 year length lease with approximately 108 years left

Maintenance Charge: £1545.48

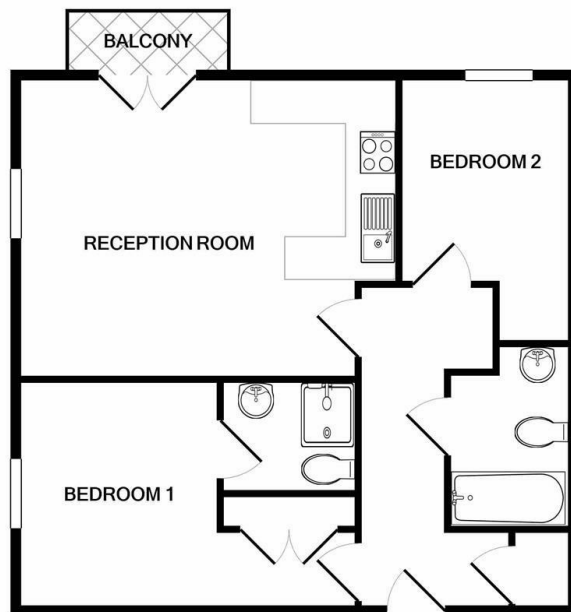
Ground Rent: £630.34

Utilities: All utilities are mains connected.

Broadband: Superfast fibre broadband with a FTTC connection is available.

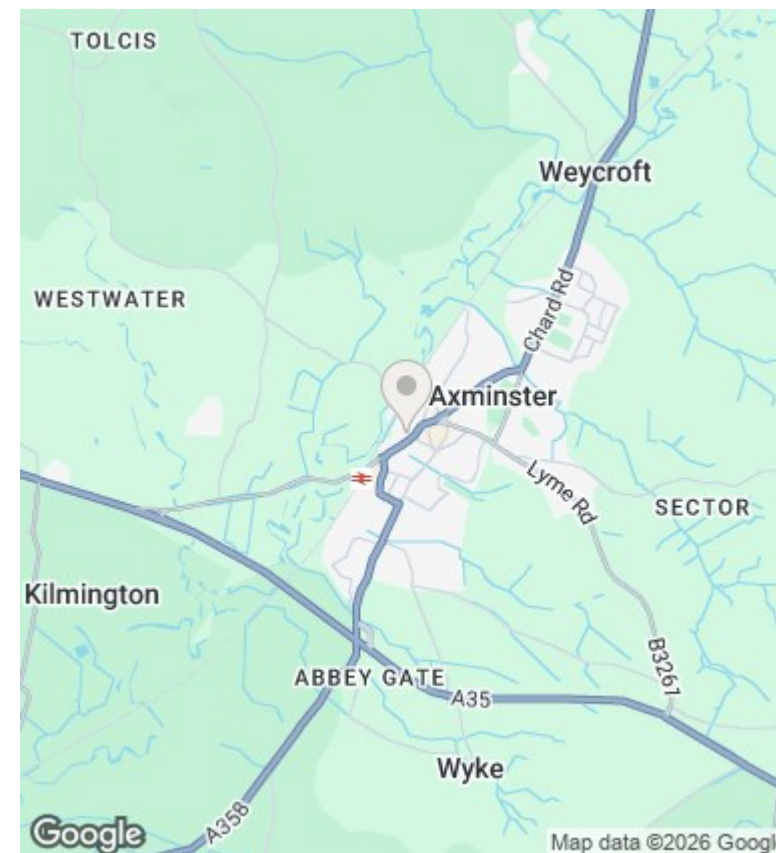
Standard broadband with a ADSL connection is available. More information can be found on openreach

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](https://wwwchecker.ofcom.org.uk)



TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given
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Directions

Mellowes Court is located immediately behind our office in West Street, Axminster.

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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