



## 31 Minster Court West Street, Axminster, EX13 5PL

Guide Price £80,000 Leasehold

- One Bedroom Second Floor Apartment
- Bathroom
- Town Centre Location
- Lounge
- Emergency Pull Cords
- Over 55 Age Restriction
- Kitchen
- Communal Lounge, Gardens and Laundry Facilities

# 31 Minster Court West Street, Axminster EX13 5PL

This one-bedroom flat is **\*\*for sale\*\*** in the popular Minster Court development in Axminster and is available **\*\*for over 55s only\*\***. The property is in good condition and offers a comfortable layout, including a double bedroom with a built-in wardrobe, a reception room and a kitchen, as well as a bathroom.

Set close to Axminster town centre, the flat benefits from convenient access to local amenities, including supermarkets, independent shops, cafés and essential services. Axminster's traditional high street offers a good range of everyday facilities, while nearby green spaces and riverside walks provide pleasant spots to get outside.

The flat's combination of a manageable layout, double bedroom with built-in storage and access to nearby amenities and transport links makes it a practical option for those seeking a home in a well-connected East Devon market town.



Council Tax Band: B



### Hallway

Doors leading to the accommodation with a storage cupboard housing the fuse box and a additional airing cupboard housing the water tank. Further benefiting from a smoke detector, emergency pull cord and telephone entry door system

### Lounge

13'9" x 11'6" (4.20 x 3.52)

With a feature decorative fireplace, a window to the rear aspect, an electric heater and an emergency pull cord.

### Kitchen

7'10" x 8'7" (2.39 x 2.63)

Fitted with a range of matching wall and base units with work tops over comprising an eye level oven, a four ring electric hob with an extractor hood above.

Continuing round to a stainless steel sink and drainer and a window to the rear aspect. Further benefiting from space for two white goods under the work tops and space and plumbing for a washing machine. Further benefiting from an emergency pull cord.

### Bedroom

15'3" x 8'10" (4.67 x 2.70)

A double bedroom with a window to the rear aspect, electric radiator, an emergency pull cord and a fitted double wardrobe with a mirror fronted door.

### Bathroom

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin inset into a vanity cupboard and a shower cubicle featuring a wall mounted mains shower attachment.

### Agents Notes

Tenure: Leasehold

Local Authority: East Devon District Council

Council Tax Band: B

Lease length: 125 year lease with approximately 106 years remaining.

Service Charge: £2,817.87 per annum

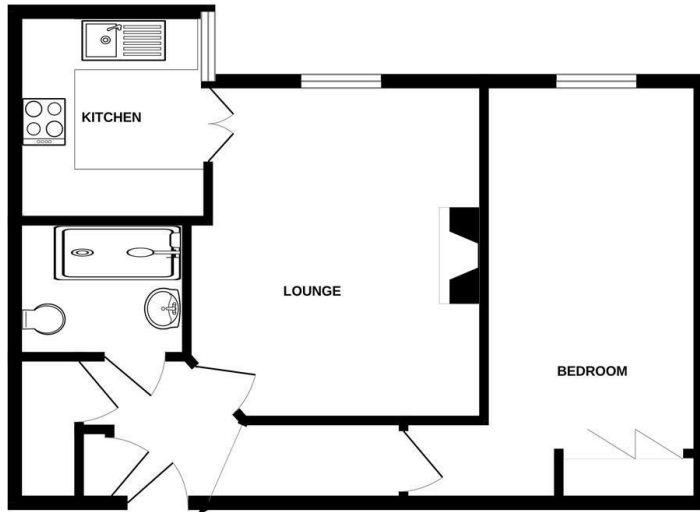
Ground Rent: £385 per annum

Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to [openreach.com](http://openreach.com) for more information.

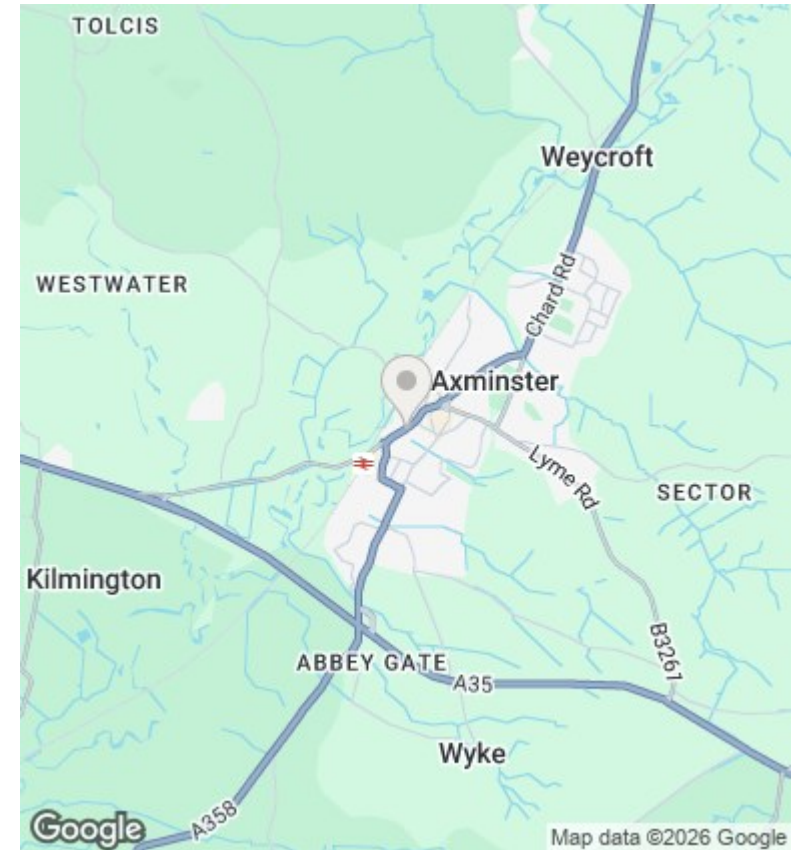
Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Utilities: Mains Water, Mains Drainage and Mains Electric

SECOND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.  
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 as to their operability or efficiency can be given.  
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## Directions

From our office in Axminster town centre, turn right and continue down West Street where Minster Court is shortly found opposite the co-op car park.

## Viewings

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

## Council Tax Band

B

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