



Symonds
& Sampson

5 Mellows Court
West Street, Axminster, Devon

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West Street
Axminster
Devon EX13 5NE

A spacious two bedroom ground floor apartment with secure allocated parking, a private west facing terrace being within easy walking distance of the town centre. No onward chain.



- Modern apartment block
- Ground floor position
- Dual aspect corner outlook
 - Level walks to town
- Amenities on your doorstep
 - West facing terrace
- Secure and allocated underground parking space
 - Private lock-up storage shed with lighting
- Apartment is subject to an over 55's occupancy clause

Guide Price **£135,000**

Leasehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This modern apartment is located on the ground floor and is only one of four within Mellows Court to feature its own private terrace which offers pleasant views over Axminster and the countryside beyond. The well-appointed accommodation includes an entrance hallway, large open plan dual aspect kitchen/living room with fitted oven, hob, fridge/freezer and dishwasher, two bedrooms (recently refurbished en-suite to master bedroom) and bathroom. The bathroom has been reconfigured from its original design to offer additional storage and space for a washing machine and tumble drier. The bath has been removed but could be reinstated, as the previous plumbing remains in situ. Double glazing and updated electric heating throughout. The building has an entry phone system along with lift access to all floors including the secure underground car park. Please note that this property is subject to an approved over 55's occupancy clause.

OUTSIDE

The apartment has the benefit of a private terrace which is accessed via the patio doors in the living room. The secure parking is located on the lower ground floor with access either through the electronically operated gates or from the lift which is centrally located within the building by way

of secure key access. There is also a private storage cupboard with lighting located in the parking area and a communal laundry drying area.

SITUATION

The property is situated in a most convenient position only a few minutes walk from the town's Minster and the shops. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported country produce market held in Trinity Square every Thursday. 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 train station that is on the direct line to London Waterloo to Exeter line.

DIRECTIONS

What3Words
///angry.went.monks

SERVICES

Mains electric, water and drainage.
Broadband : Superfast broadband available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL INFORMATION

- 1.) The area around the property is at low risk from flooding from rivers and seas, and from surface water.
- 2.) The property is subject to a 125 year lease from 29th September 2005.
- 3.) Service and maintenance charge 2025/26 -£2,418 per annum. Ground Rent 2025/26 - £379 per annum.
- 4.) The apartment is subject to an over 55's occupancy restriction.



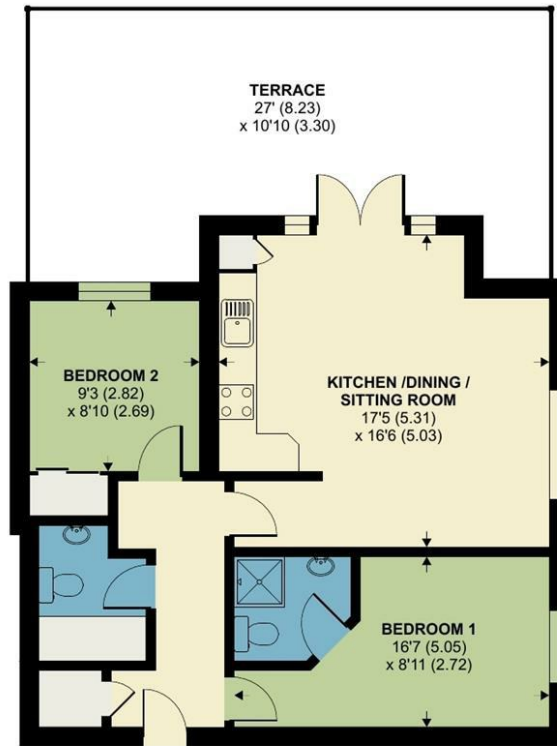
Mellows Court, West Street, Axminster

Approximate Area = 659 sq ft / 61.2 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	76
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 939102



Axm/RS/15.5.26



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