

Foxhill,Axminster EX13 5LQ

fox & sons

welcome to

Foxhill, Axminster

Offered for sale with no onward chain, this first-floor maisonette benefits from its own garden and allocated parking space.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of Property

Metal stairs ascending to porch covered front door with outside light

Entrance Hallway

Entered via uPVC front door, uPVC double glazed window to rear aspect with views across park, storage area, wall mounted fuseboard in cupboard, doors leading to subsequent rooms, stairs rising to first floor, ceiling light point

Kitchen

uPVC double glazed window to rear aspect with views across park, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, wall mounted boiler, space for freestanding fridge/freezer and oven with cooker hood over, space for 1 x under counter domestic appliance, radiator, spotlights

Stairs To First Floor

Storage cupboard, wrought iron balustrade, radiator

Lounge

uPVC double glazed window to front aspect, under stairs storage space, radiator, ceiling light point

Bedroom

uPVC double glazed window to front aspect, built in cupboard, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, panel bath, hand wash basin, part tiled walls, radiator, ceiling light point

Separate Wc

uPVC opaque double glazed window to rear aspect, low level WC, part tiled walls, radiator, ceiling light point

Loft Room

uPVC double glazed window to rear aspect with views across park, under eaves storage areas, radiators, ceiling light points









Garden
Small laid to lawn area to the side of the property

Parking
Off road parking to the front of property

Location
Situated on the edge of the historic market town of Axminster, which offers weekly market, a host of local shops and eateries and larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Lyme Regis and Seaton offer beautiful beaches and further amenities.

Agent's Note
The property is subject to the Section 157 local housing restriction - please call Fox and Sons for more information

Agents Note
The property is held on a leasehold title with the buyer benefiting from a Share of the Freehold on completion and will collectively become a member of the Freehold with the other leaseholders. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.

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

welcome to

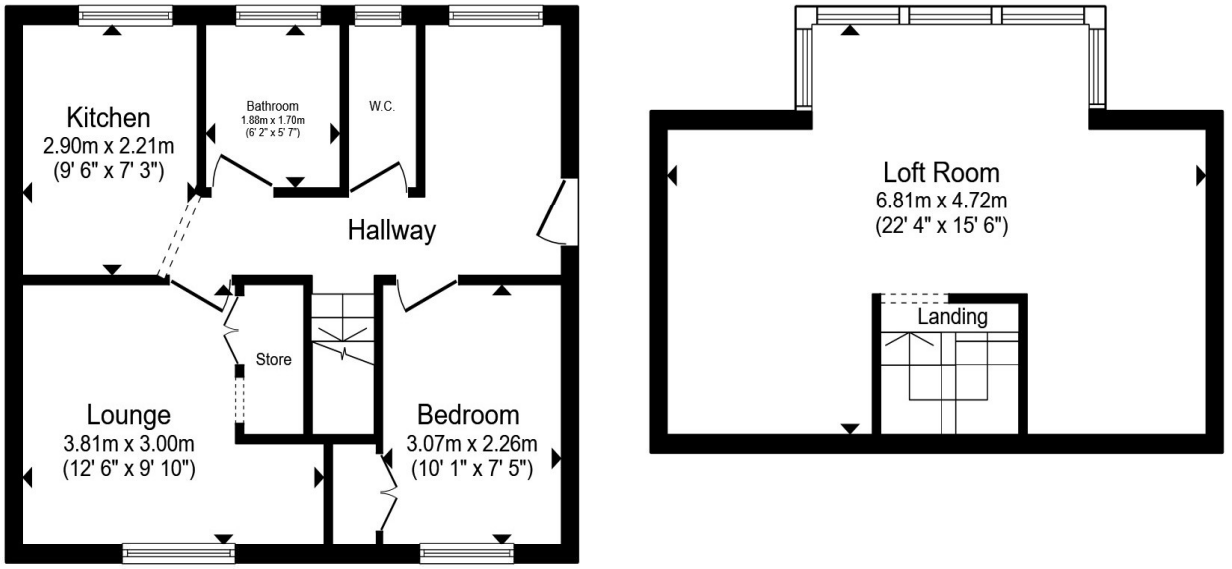
Foxhill, Axminster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FIRST FLOOR MAISONETTE
- COUNCIL TAX BAND A

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£70,000



Total floor area 68.9 m² (741 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

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The Property Ombudsman

Property Ref:
AXM105183 - 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.

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