

Flat 3, The Old Bell House

Market Square, Axminster, Devon

Flat 3

The Old Bell House

Market Square
Axminster
Devon EX13 5NJ

Spacious first floor apartment set in Axminster town with excellent proportions, private balcony and no onward chain.



- Historic apartment
- Town centre position
 - Close to facilities
- Large double bedroom
- Open plan living design
 - Character features
 - Electric heating
 - Private balcony
- New lease agreement

Guide Price **£85,000**

Leasehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This first floor apartment is ideally placed for Axminster town and forms part of The Old Bell House. With its curved façade, this striking building was once one of Axminster's premier coaching inns before being converted into a parade of four commercial premises with six apartments above. Flat 3 enjoys a pleasant position within the development, set along the rear elevation, away from the road, with views over Castle Hill and the surrounding countryside. The apartment is in need of updating and benefits from excellent ceiling heights, deep skirting boards and has a feeling of space with plenty of natural light. The accommodation comprises of a dual aspect open plan kitchen/living room with a range of kitchen units, good size double bedroom and modern shower room. The property enjoys the use of a small private balcony which is accessed via double doors from the main reception space. The apartment is approached from Market Square, via a first floor communal entrance hallway.

SITUATION

Situated in a most convenient position and within walking distance of the centre of Axminster, the property is set off Market Square. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. 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 itself offers a selection of independent shops, supermarket, schooling and train station that is on the direct line to London Waterloo and Exeter. Every Thursday a well supported local produce market is held in Trinity Square.

DIRECTIONS

What3Words

///clincher.sunbeam.pushover

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: A

MATERIAL INFORMATION

1.) The area around the property is at a low risk from

flooding from rivers, seas and surface water.

2.) The seller is currently in the process of extending the lease to 990 years with the cost of the lease agreement included within the agreed purchase price. No ground rent is payable. Service charge £1470 per annum.



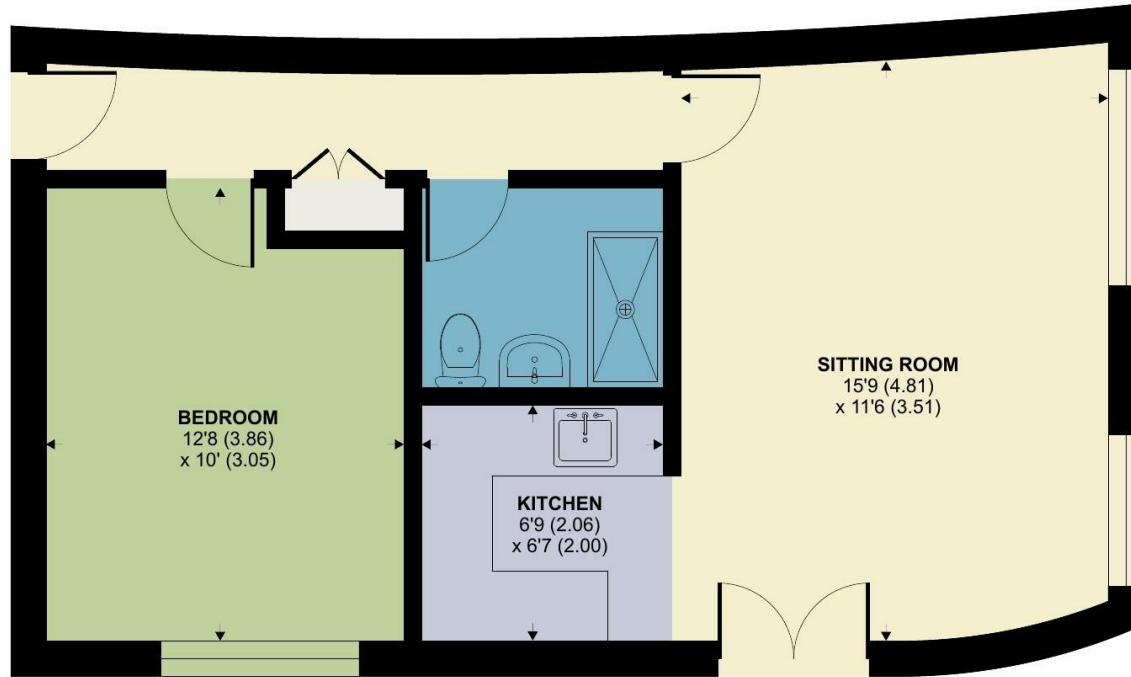


Market Square, Axminster

Approximate Area = 475 sq ft / 44.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Not energy efficient - lower ranking codes			
(10-15) A	B		83
(16-20) C	D		
(21-25) E	F		
(26-30) G		40	
Not energy efficient - higher ranking codes			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Symonds & Sampson. REF: 1463294



Axm/RIS/18.5.26



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