



**The Shrubbery West Street, Axminster EX13 5NX**



**welcome to**

## **The Shrubbery West Street, Axminster**

Fox & Sons are delighted to present this bright and beautifully spacious top-floor apartment, perfectly positioned just moments from the heart of the historic market town of Axminster.

### **Communal Entrance**

Entered via secure front door leading to communal entrance hallway with stairs rising to all floors and lift access

### **Entrance Hallway**

Built in storage cupboard, wall mounted fuseboard, loft hatch, doors leading to subsequent rooms, radiator, ceiling light points

### **Lounge**

Double glazed windows to rear and side aspects, radiators, ceiling light points

Semi open to:

### **Kitchen**

Range of wall and base units with worktop over and tiled splashback, integrated electric oven with gas hob and cooker hood over, 1.5 stainless steel drainer sink, wall mounted boiler, space for under counter fridge and washing machine, spotlights

### **Bedroom 1**

Double glazed window to side aspect, built in mirrored wardrobes, radiator, ceiling light point

### **Bedroom 2**

Double glazed window to side aspect, radiator, ceiling light point

### **Bathroom**

Walk in shower set within tiled surround, hand wash basin with tiled splashback, low level WC, radiator, spotlights





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welcome to

## The Shrubby West Street, Axminster

- LIGHT & SPACIOUS TOP FLOOR APARTMENT
- TWO BEDROOMS
- COUNCIL TAX BAND B
- OFFERED WITH NO ONGOING CHAIN
- GENEROUS LOUNGE WITH SEMI OPEN PLAN LAYOUT

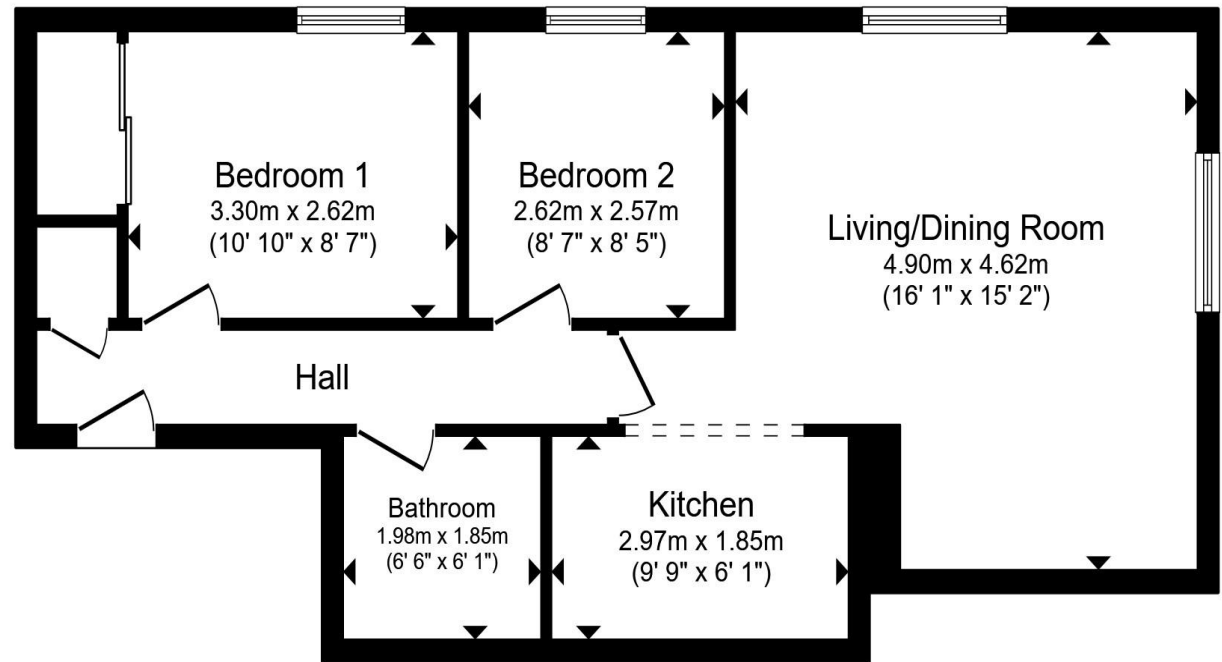
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1234.50

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Nov 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Total floor area 56.0 m<sup>2</sup> (603 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](http://www.propertybox.io)



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Property Ref:  
AXM105023 - 0003

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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