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THE  
OLD BELL  
HOUSE

8am-6pm

# Flat 4

The Old Bell House, Market Square, Axminster,

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The Old Bell House  
Market Square  
Axminster  
EX13 5NJ

A very spacious 2nd floor apartment with modern fixtures and fittings, views over Axminster minster and no onward chain.



- Well proportioned rooms
  - High ceilings
  - Bay windows
- Modern fitted kitchen
- White bathroom suite
  - Electric heating
- Town centre location
- Currently let for £680 PCM.

Guide Price **£99,950**

Leasehold

Axminster Sales  
01297 33122  
axminster@symondsandsampson.co.uk



## THE PROPERTY

This second 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 4 sits to the front of the building and overlooks the town centre. The apartment is in good decorative order with excellent ceiling heights, deep skirting boards and has a feeling of space with plenty of natural light. The accommodation is arranged around a central hallway with a spacious sitting/dining room that incorporates a well appointed kitchen, fitted with a good range of cream wall and base units, granite effect worksurfacing and integral oven. To the rear of the bedroom is a good size double and a modern bathroom with matching white suite, and extensive tiling. The loft space above the apartment is accessed via a pull down loft ladder where you will find a floored room, ideal of storage with large velux window. The apartment is approached from Market Square, via a first floor communal entrance hallway with internal staircase leading to the second floor.

## 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

The area around the property is at a low risk from flooding from rivers, seas and surface water.  
The current lease expires in 2164  
Service charge is £1469.47 per annum. Ground rent £25



