



3 Mitchell Gardens, Axminster, EX13 5FG

Guide Price £195,000 Leasehold

- First Floor Flat
- Bathroom
- Allocated Parking Space
- Two Double Bedrooms
- Town Centre Location
- Open Plan Lounge/Kitchen/Diner
- Close to Local Transport Links

3 Mitchell Gardens, Axminster EX13 5FG

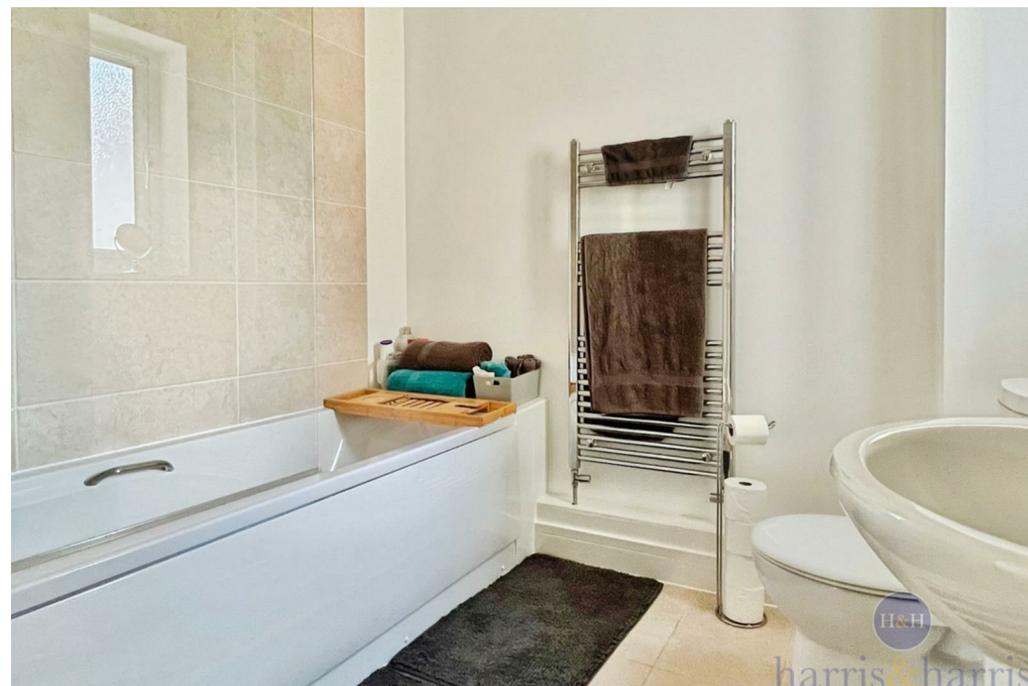
This immaculate, first floor, 2-bedroom flat is for sale in the popular town of Axminster, offering a comfortable modern base with great access to local amenities and public transport.

Inside, the property features an open-plan reception room, providing a flexible space for living and dining. Both bedrooms are doubles, making the flat suitable for couples, sharers, or anyone wanting a guest room or home office. There is one bathroom serving the property.

The flat is well located for Axminster's facilities, with shops, supermarkets, cafés and other everyday amenities available in and around the town centre. Axminster also offers a good choice of primary and secondary schooling in the wider area, as well as local parks and green spaces for walks and recreation.



Council Tax Band: B



Entrance Hall

Doors leading to the accommodation with a storage cupboard. Smoke detector and radiator.

Open Plan Lounge/Kitchen/Diner

17'10" x 18'11" (5.45 x 5.78)

The kitchen is fitted with a range of matching wall and base units with work tops over. The kitchen comprises an four ring electric hob with an extractor hood above and oven below. A stainless steel sink and drainer with space and plumbing for two white goods underneath and space for a free standing fridge freezer. The Lounge/Diner area enjoys double aspects with windows to the front and side aspects and two radiators.

Bedroom 1

11'5" x 12'7" (3.48 x 3.86)

A double bedroom with a fitted double wardrobe, radiator and a window to the rear aspect.

Bedroom 2

12'7" x 10'6" (3.86 x 3.22)

A double bedroom with a window to the rear aspect and radiator.

Bathroom

7'3" x 6'5" (2.21 x 1.96)

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin and a bath unit with a wall mounted mains shower over taps. Further benefiting from an opaque window to the front aspect.

Agents Notes

Tenure: Leasehold

Local Authority: East Devon District Council

Council Tax Band: B

Leasehold Length: 125year lease commencing from 01/01/2017

Service Charge: £1700.00

Ground Rent: £180

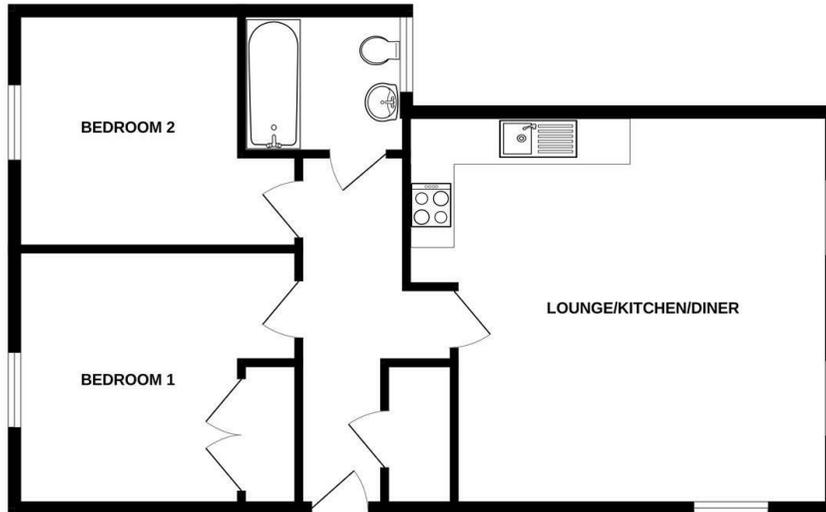
Utilities; All utilities are mains connected

Broadband: Fibre to the cabinet broadband is available to order. Please visit openreach.com for more information

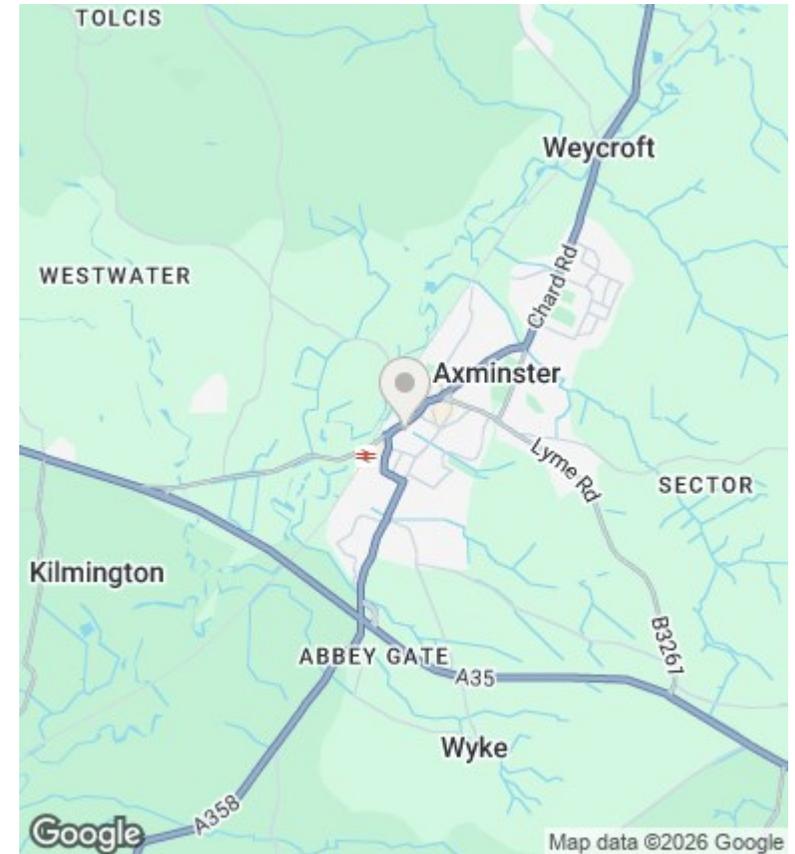
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Flood Risk; Very low risk from flooding rivers and sea. Low risk from flooding from surface water

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our office in West Street proceed down the road towards the roundabout and take the left hand turning onto West Close. Take the next left turn on Mitchell Gardens and the property can be found on the left hand side.

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	