



34 Minster Court

West Street, Axminster, Devon

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West Street
Axminster
Devon EX13 5PL

A top floor retirement apartment featuring two double bedrooms and the benefit of no onward chain.



- Spacious two bedroom apartment
 - Juliet balcony
- Residents' lounge and guest suite facilities
 - Communal garden
 - No onward chain
 - Recently redecorated
 - Central town location

Guide Price **£99,950**

Leasehold

Axminster Sales
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THE PROPERTY

A spacious two double bedroom second floor retirement apartment ideally situated just off the centre of Axminster.

ACCOMMODATION

The property offers comfortable accommodation with double glazing, economy 7 heating, 24 hour emergency careline response system, on site house manager and well maintained communal gardens. There is a lift to all floors, a beautiful residents lounge, laundry room and guest suite. The apartment is presented in excellent decorative condition and benefits from a 24ft sitting/dining room and a well fitted shower room featuring a double width shower cubicle. New carpets were fitted in 2024. An age occupancy restriction applies to this property.

OUTSIDE

To the rear of the development is a well maintained communal gardens with mature boards and paved seating area that adjoins the residents lounge.

SITUATION

Minster Court is situated just moments away from the town centre and is ideally placed for local amenities and shopping facilities. Axminster is a country town on the Eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including two Supermarkets;

plus schools, churches and a main line railway station on the Exeter to Waterloo line. The beautiful Axe valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles.

SERVICES

Mains electricity, water and drainage.

LOCAL AUTHORITY

East Devon District Council, Knowle, Sidmouth, Devon EX10 8HL. 01395 516551. Council Tax Band D.

AGENT'S NOTE

An age restriction of 55 and over applies to this development.

LEASE INFORMATION

Remaining lease - 125 years from 1st June 2004

Ground rent - £450 per annum

Service charge - £5,865 per annum



Minster Court, West Street, Axminster

Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



SECOND FLOOR

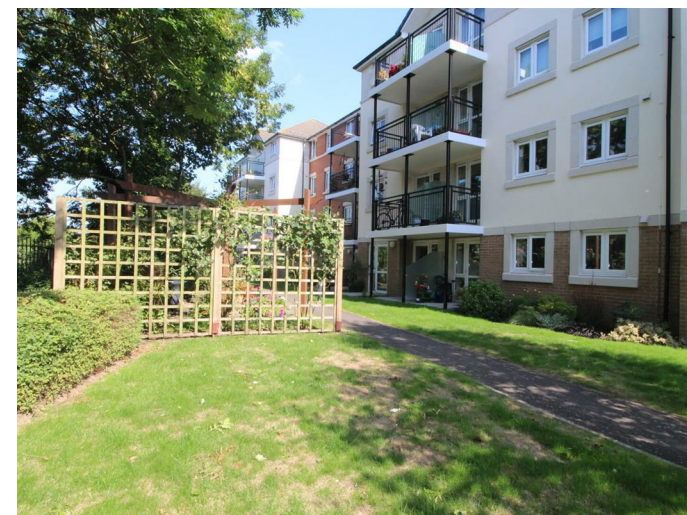
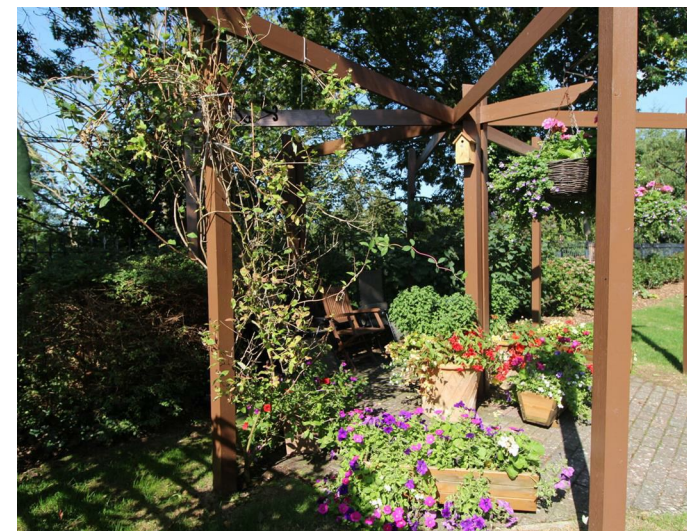
Energy Efficiency Rating		Current	Potential
Your energy efficient - lower running costs			
100-100	A		
80-90	B		
60-80	C		
40-60	D		
20-40	E		
10-20	F		
0-10	G		
Not energy efficient - higher running costs			
		76	81

England & Wales EU Directive 2002/91/EC



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 954346



Axm/RIS/12.10.26



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