



**Miltons Yard, West Street, Axminster EX13 5FE**



**welcome to**

## **Miltons Yard, West Street, Axminster**

Fox & Sons are delighted to bring to the market this three-bedroom first floor flat situated in the heart of the ever popular market town of Axminster. This property boasts generous living accommodation, three double bedrooms and is offered with NO-ONWARD CHAIN!

### **Entrance Hallway**

Entered via a secure wooden door, built in storage cupboard with space and plumbing for washing machine, electric radiator, multiple ceiling light points, stairs rising to loft space

### **Lounge**

13' 11" x 17' 1" ( 4.24m x 5.21m )

Feature fireplace, timber single glazed bay window to front aspect, timber single glazed window to side aspect, electric radiator, ceiling light point

### **Kitchen/Diner**

10' 9" x 16' 5" ( 3.28m x 5.00m )

Timber single glazed window to front aspect, integrated hob and oven, range of wall and base units, drainer sink, ceiling light point, electric radiator

### **Bedroom 2**

13' 8" x 14' 10" ( 4.17m x 4.52m )

Timber single glazed window to side aspect, electric radiator, ceiling light point

### **Bedroom 3**

12' 3" x 12' 4" ( 3.73m x 3.76m )

Timber single glazed window to side aspect, electric radiator, ceiling light point

### **Bedroom1**

12' 3" x 16' 3" ( 3.73m x 4.95m )

### **Family Bathroom**

Timber single glazed window to rear aspect, panel bath with shower over, low level W.C, wash-hand basin

### **Loft Space**

Three timber single glazed windows to front and side aspects, stairs down to first floor

### **Agent's Note**

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly





***view this property online*** [fox-and-sons.co.uk/Property/AXM104916](https://fox-and-sons.co.uk/Property/AXM104916)



welcome to

## Miltons Yard, West Street, Axminster

- COUNCIL TAX BAND B
- HISTORIC PLANNING GRANTED FOR CONVERSION INTO TWO FLATS
- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- TOWN CENTRE LOCATION

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

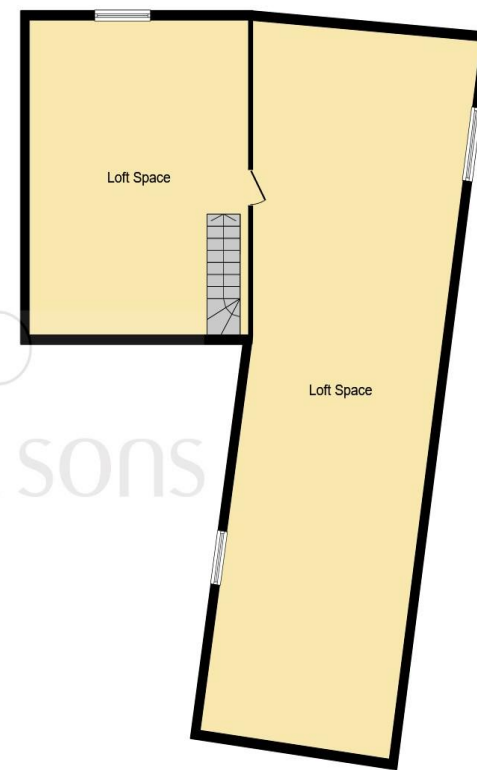
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£120,000**



**Ground Floor**



**First Floor**

Total floor area 228.3 m<sup>2</sup> (2,457 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.focalagent.com](http://www.focalagent.com)

**view this property online** [fox-and-sons.co.uk/Property/AXM104916](http://fox-and-sons.co.uk/Property/AXM104916)



Property Ref:  
AXM104916 - 0005

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.

  
**fox & sons**



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**