



**Charter Road, Axminster EX13 5GR**

**welcome to**

## **Charter Road, Axminster**

A wonderful opportunity to acquire this beautifully presented, executive-style four bedroom townhouse, arranged over three floors and offering generous living and sleeping accommodation. Available to purchase at a 40% shared ownership share, this home is ideal for those seeking modern comfort

### **Entrance Hall**

Entered via composite door with opaque glass panel, stairs rising to first floor, radiator, ceiling light point

### **Kitchen/Diner**

Open plan kitchen/diner with additional living area, uPVC double glazed window to front aspect, uPVC door with opaque double glazed panel to rear aspect leading to paved pathway providing access to front of property, door leading to utility/downstairs cloakroom, built in storage cupboard housing water tank, radiators, ceiling light points and spotlights

Kitchen comprises of:

Wall and base units with worksurface over, inset drainer sink, integrated appliances to include oven and grill, gas hob with cooker hood over and dishwasher

### **Utility/Cloakroom**

Upvc double glazed opaque window to rear aspect, additional base level storage cupboards with worksurface over, space and plumbing for washing machine and tumble dryer, inset drainer sink, WC, ceiling light point, extractor fan, radiator

### **First Floor Landing**

Upvc double glazed window to side aspect, stairs rising to second floor, ceiling light point

### **Master Bedroom**

Upvc double glazed doors with Juliet balcony to front aspect, built-in triple wardrobes, radiator, ceiling light point

### **En-Suite**

uPVC double glazed opaque glass window to front

aspect, shower cubicle with tiled splashbacks, low level WC, wash hand basin, heated towel rail, ceiling light point, extractor fan

### **Lounge**

Upvc double glazed window and patio doors opening to rear garden, radiators, ceiling light points

### **Second Floor Landing**

Upvc double glazed window, storage cupboard over stairs, radiator, ceiling light point

### **Bedroom Two**

Upvc double glazed door with Juliet balcony to front aspect, built in triple wardrobes, radiator, ceiling light point

### **Bedroom Three**

Upvc double glazed window to rear aspect, radiator, ceiling light point

### **Bedroom Four**

Upvc double glazed window to rear aspect, radiator, ceiling light point

### **Bathroom**

Bathroom suite comprising of panel bath with centralised taps, shower over and glass shower screen, low level WC and wash hand basin, heated towel rail, extractor fan, ceiling light point

### **Front Garden**

Laid to gravel, boarded by hedge, path leading to rear of the property, outside light

### **Rear Garden**

low maintenance rear garden, laid to astro turf with patio seating area. Gated access to parking





### **Parking**

Two parking spaces to rear of the property, one of which is under car port

### **Shared Ownership**

The property is offered for sale on a 40% share with Livewest

Full Market Value: £375,000

40% Share Price: £150,000

Rent £503 PCM (including building insurance)

to be eligible to purchase the property you will need to meet the following criteria:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase. As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.



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## Charter Road, Axminster

- 40% SHARED OWNERSHIP
- COUNCIL TAX BAND - D
- ACCOMMODATION OVER THREE FLOORS
- OPEN VIEWS TO FRONT
- FRONT AND REAR GARDEN

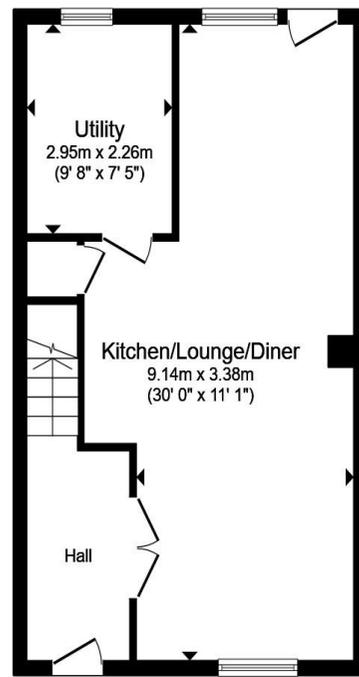
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

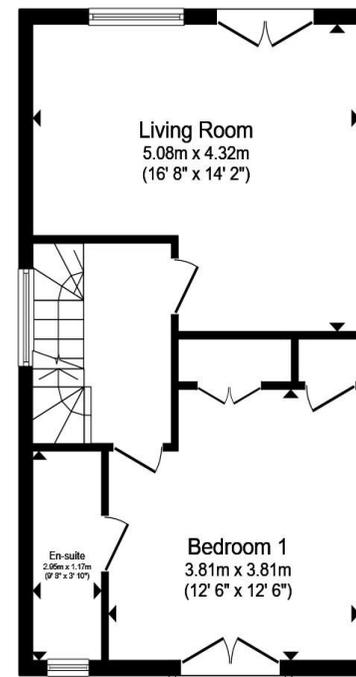
Ground Rent: 6036.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

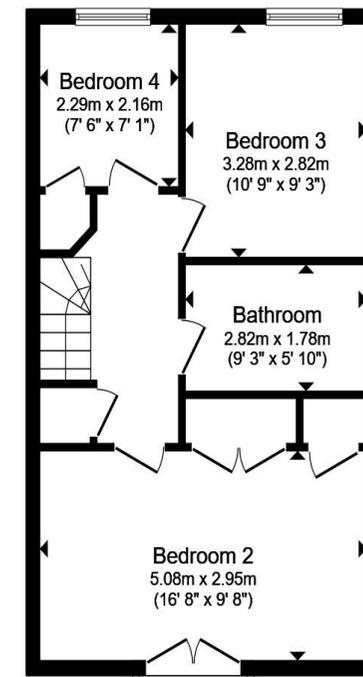
# £150,000



Ground Floor



First Floor



Second Floor

Total floor area 136.1 m<sup>2</sup> (1,465 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:  
AXM105064 - 0002

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