



Covert Close, Axminster EX13 5GU

welcome to

Covert Close, Axminster

Fox & Sons are delighted to bring to the market this immaculately presented and stylish contemporary home, complimented by a pleasant outlook to the front, a pretty rear garden and two allocated parking spaces, conveniently located on the outskirts of the historic market town of Axminster.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Entered via uPVC double glazed opaque door, coat cupboard, stairs rising to first floor, wood effect flooring, radiator, ceiling light point

Downstairs Cloakroom

Low level WC, wash hand basin with tiled splashback, wood effect laminate flooring, ceiling light point

Lounge

13' 4" max x 8' 11" max (4.06m max x 2.72m max)
uPVC double glazed window and patio doors opening to garden, wood effect flooring, radiator, ceiling light point

Kitchen/Diner

6' 7" x 14' 11" (2.01m x 4.55m)
uPVC double glazed window to front aspect, range of wall and base units with wood effect worksurface over, integrated electric oven with gas hob over and pull out cooker hood, space and plumbing for washing machine and upright fridge freezer, drainer sink, space for dining table, wood effect laminate flooring, ceiling light points

Landing

Access to loft via hatch, ceiling light point

Bedroom 1

9' 3" x 13' 4" (2.82m x 4.06m)
uPVC double glazed window to rear aspect, radiator, ceiling light point

Bedroom 2

7' 10" max x 13' 4" max (2.39m max x 4.06m max)
uPVC double glazed window to front aspect, built in cupboard over the stairs, radiator, ceiling light point





Bathroom

Three piece bathroom suite comprising of panel bath with shower off taps and glass shower screen, low level WC and wash hand basin, part tiled marble effect walls, wood effect flooring, ceiling light point

Rear Garden

Enclosed with timber fencing and brick wall with gated access to the rear, patio seating areas, decorative gravel, tiered flower beds

Parking

Two allocated parking spaces to the rear of the property



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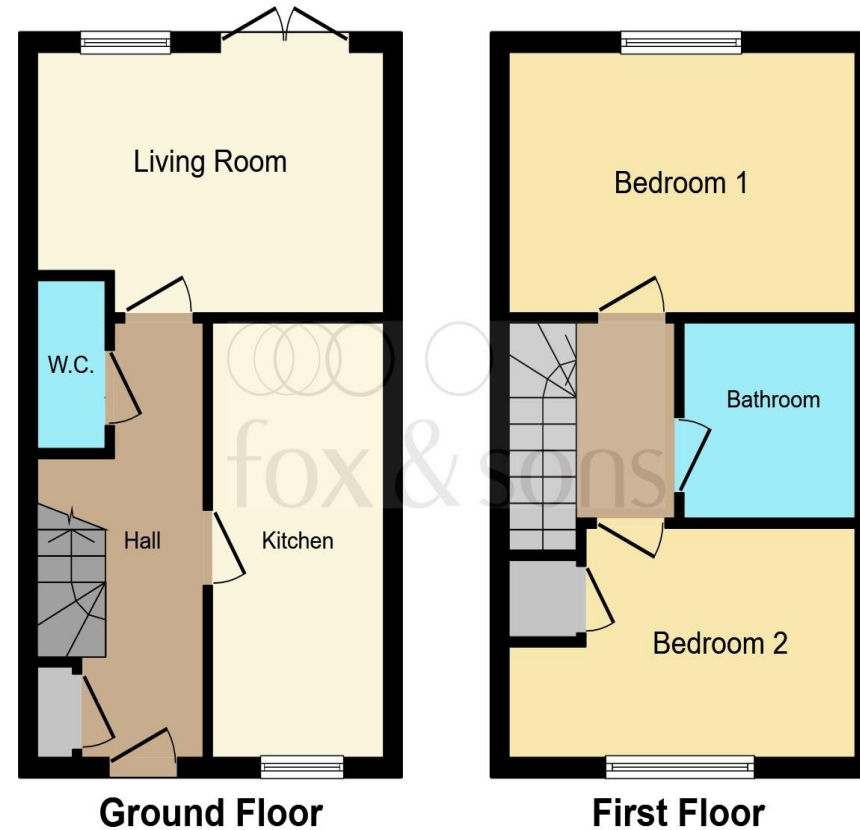
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- END TERRACED HOME
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£190,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM105173 - 0006

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