



Valley View, Axminster EX13 5XS

welcome to

Valley View, Axminster

Wonderfully bright and spacious first floor retirement apartment situated on this over 60's development on the edge of the historic market town of Axminster, conveniently located for all local amenities.

Communal Entrance Hall

Entered via secure door with intercom entry system, stairs rising to accommodation on first floor

Entrance Hall

Entered via wooden door, cupboard housing water tank with storage space, ceiling light point, wall mounted storage heater

Lounge

16' 2" x 12' 9" (4.93m x 3.89m)

uPVC double glazed window to rear aspect, electric fire with feature surround, storage heaters, wall lighting, emergency pull cord, intercom entry phone

Kitchen

9' 3" x 7' 3" (2.82m x 2.21m)

uPVC double glazed window to rear aspect, range of wall and base units with worksurface over, integrated electric oven and electric hob with pull out cooker hood over, drainer sink with mixer taps, space and plumbing for washing machine and upright fridge freezer, ceiling light point, emergency pull cord

Bedroom One

12' 9" x 8' 8" (3.89m x 2.64m)

uPVC double glazed window to front aspect, fitted double wardrobe with sliding mirrored doors, wall lighting, storage heater, emergency pull cord

Bedroom Two

9' 8" x 6' 5" (2.95m x 1.96m)

uPVC double glazed window to front aspect, ceiling light point, storage heater

Bathroom

Walk-in shower cubicle, low level WC, wash hand basin, ceiling light point, extractor fan, wall mounted

electric heater, emergency pull cord

Communal Gardens

Communal gardens to the front and rear, mainly laid to lawn with a range of plants and shrubs





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Valley View, Axminster

- COUNCIL TAX BAND = B
- OVER 60'S RETIREMENT APARTMENT
- COMMUNAL GARDENS AND LOUNGE
- TWO BEDROOMS
- LIGHT AND SPACIOUS ACCOMMODATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3005.46

Ground Rent: 329.14

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£72,500



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

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Property Ref:
AXM104796 - 0005

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