



Purzebrook House, Musbury Road, Axminster EX13 5JG

fox & sons

welcome to

Purzebrook House, Musbury Road, Axminster

Fox & Sons are delighted to present this stunning Grade II listed period home — a truly exceptional residence brimming with timeless charm and rich heritage, perfectly positioned just a short stroll from the heart 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.

Front Garden

Courtyard style front garden, wrought iron gate bordered by stone pillars, brick wall enclosed, laid to gravel area with a range of established trees, shrubs and plants

Entrance Porch

Entered via wooden front door, windows to front and side aspects

Lounge

Entered via wooden door with opaque glass panels, sash window to front aspect, log burner set within large stone fireplace complete with wooden mantle, wall mounted cupboard housing fuseboard, radiator, wall light points

Dining Room

Sash bay window to front aspect, feature stone fireplace, radiator, ceiling light point

Kitchen

Wooden stable door leading to rear garden, sash window to rear aspect, range of wall and base units with worktop over and tiled splashback, integrated mid height oven and grill, gas hob with cooker hood over, 1.5 stainless steel drainer sink, space for range of under counter domestic appliances, wall mounted boiler, ceiling light point

Bathroom

Opaque windows to rear aspect, panel bath with shower tap attachment, vanity hand wash basin, high level WC, part tiled walls, storage space under stairs, radiator, ceiling light point

Landing

Lower level:
Window to rear aspect overlooking garden, storage cupboard, radiator, ceiling light point

Upper level:
Doors leading to subsequent rooms, built in shelving unit





Master Bedroom

Sash windows to front aspect both with window seats, built in wardrobe, radiator, ceiling light point

En-Suite

Velux window to rear aspect, vanity hand wash basin, low level WC, shower, part tiled walls, built in shelves, radiator, ceiling light point

Dressing Room/Study

Access through master bedroom, velux window to rear aspect, sash window to front aspect, under eaves storage space, radiator, ceiling light point

Bedroom 2

Sash window to front aspect with window seat, vanity hand wash basin, radiator, ceiling light point

Rear Garden

Timber fence enclosed pretty rear garden, large patio area, laid to lawn with fruit trees and shrubs, outside light, flowerbeds with established plants, summer house and green house towards the end of the garden

Agent's Note

The dressing room/study shown on the floorplan is flying freehold as this is above and adjoins the neighbouring property - please make enquiries with the branch and check any lending requirements before proceeding



view this property online fox-and-sons.co.uk/Property/AXM104983



welcome to

Purzebrook House, Musbury Road, Axminster

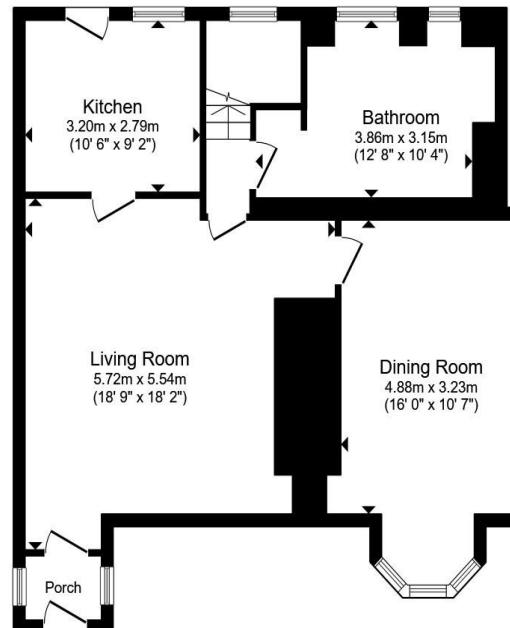
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- STUNNING GRADE II LISTED CHARACTER PROPERTY
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: Exempt

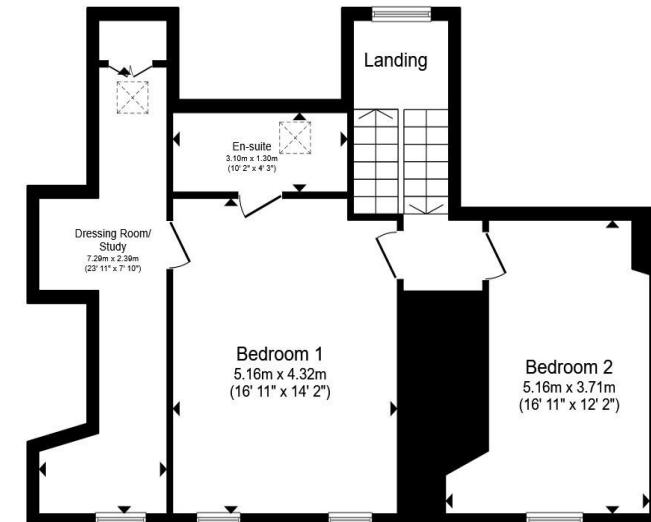
Council Tax Band: C

guide price

£290,000



Ground Floor



First Floor

Total floor area 138.8 m² (1,494 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



view this property online fox-and-sons.co.uk/Property/AXM104983



Property Ref:
AXM104983 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk