



Pound Cottages Musbury Road, Axminster EX13 5JN

welcome to

Pound Cottages Musbury Road, Axminster

Fox & Sons are delighted to bring to the market this charming end terraced two bedroom stone cottage, conveniently located close to the centre of the historic market town of Axminster.

Front Garden

The property is accessed via a shared path leading to number 1 & 2 Pound Cottages, and the front garden is laid to lawn with established hedging. There is also a separate area of garden to the right hand side of the row of cottages

Lounge

Entered via uPVC front door with opaque double glazed insert, uPVC double glazed window to front aspect, ceiling beams, gas fireplace set within feature surround, stairs rising to first floor, wall mounted fuseboard, radiator, wall light points

Kitchen

uPVC double glazed window to rear aspect, uPVC door with opaque double glazed insert leading to rear courtyard, wall and base units with worktop over and tiled splashback, integrated fridge/freezer, integrated double oven, induction hob with cooker hood over, radiator, ceiling light point

First Floor Landing

Under stairs cupboard, ceiling light point

Master Bedroom

uPVC double glazed window to front aspect with window seat, ceiling beams, built in wardrobe and cupboard, radiator, ceiling light point

Bathroom

uPVC double glazed window to rear with views to hills beyond, panel bath with shower over, low level WC, hand wash basin, part tiled walls, radiator, ceiling light point

Second Floor Landing

Under eaves storage, ceiling light point

Bedroom 2

uPVC double glazed window to front aspect, sloped ceilings, under eaves storage, ceiling light point

Rear Garden

Part walled/part lattice fence enclosed rear courtyard, laid to patio, feature lattice archway, established hedges, plants and shrubs, timber storage shed, outside light and water supply, access to front of property via gate, detached annex

Annexe

Accessed via wooden front door from rear courtyard, uPVC double glazed windows to front aspect, stained glass window, kitchenette with drainer sin, cupboards, drawer units and tiled splashback, electricity, ceiling light points, separate WC with low level WC and ceiling light point

Garage

Garage in block situated nearby - INCLUDED IN SALE OF PROPERTY

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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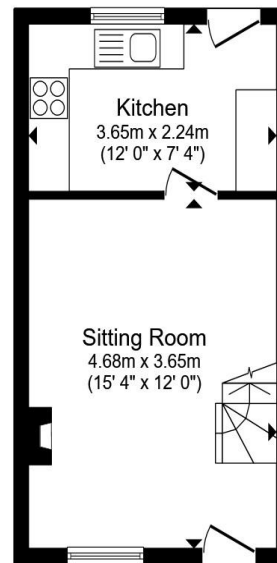
Pound Cottages Musbury Road, Axminster

- *** GARAGE INCLUDED ***
- COUNCIL TAX BAND B
- NO ONGOING CHAIN
- CHARACTER END TERRACED STONE COTTAGE
- FRONT & REAR GARDENS

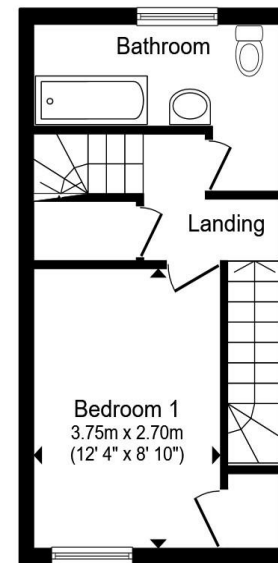
Tenure: Freehold EPC Rating: E

Council Tax Band: B

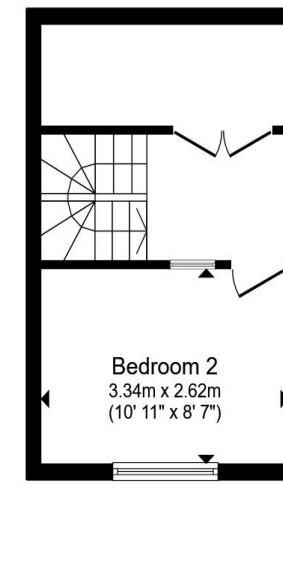
£225,000



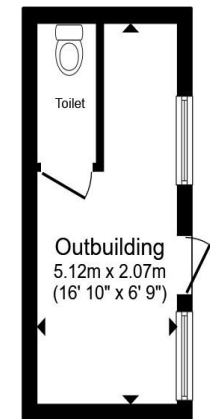
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 78.3 m² (843 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

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Property Ref:
AXM104898 - 0008

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.

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