



**Purzebrook House, Musbury Road, Axminster EX13 5JG**

**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



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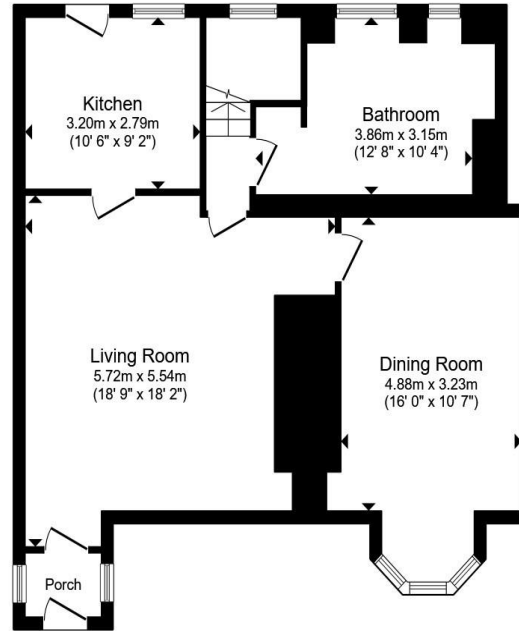
## Purzebrook House, Musbury Road, Axminster

- 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

**£180,000**



Ground Floor



First Floor

Total floor area 138.8 m<sup>2</sup> (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](http://www.propertybox.io)



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