



**The Stables, Shute, Axminster EX13 7NY**

**welcome to**

## **The Stables, Shute, Axminster**

\*\*\* OPEN TO CASH BUYERS, MORTGAGE BUYERS & FIRST TIME BUYERS!! \*\*\*

Nestled within a picturesque horseshoe-shaped courtyard, The Stables is a beautifully converted Grade II Listed building that once served as traditional stables.

### **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 Of Property**

Approached via a sweeping driveway that meanders through picturesque adjoining farmland, 7 The Stables is set within an enchanting courtyard accessed through an elegant carriage arch. The graveled central courtyard provides shared parking, creating a charming and welcoming arrival. Directly to the outside the property there is a wrought iron

fence and gate opening onto a stone path leading to the front door

### **Entrance Hallway**

Entered via wooden front door, radiator and ceiling light point

### **Downstairs Cloakroom**

Part tiled walls, low level WC, hand wash basin, radiator and ceiling light point

### **Lounge**

11' 5" max x 27' 2" max ( 3.48m max x 8.28m max )  
Upon entering, you are welcomed into a generous reception room, thoughtfully designed to accommodate both living and dining areas. Bathed in natural light from two large windows and French doors leading to the delightful gardens, this space exudes a warm and inviting ambiance. With understairs storage, radiators and ceiling light points

### **Kitchen**

6' 4" max x 10' 3" max ( 1.93m max x 3.12m max )  
Modern fitted kitchen overlooking the scenic courtyard featuring a range of wall and base units with worktop over and tiled splashback, integrated electric oven with electric hob and cooker hood over, stainless steel drainer sink, space and plumbing for washing machine and fridge/freezer, radiator and ceiling light point

### **Landing**

Additional built-in storage on the landing adds to the home's practicality, loft hatch providing access to loft, cupboard housing hot water tank, ceiling velux window and ceiling light point





### **Bedroom 1**

16' 5" max x 8' 8" max ( 5.00m max x 2.64m max )

The principal bedroom includes a range of fitted storage, maximising space and functionality, window to the rear with beautiful garden views, radiator and ceiling light point

### **Bedroom 2**

7' 3" max x 14' 4" max ( 2.21m max x 4.37m max )

Window to the rear with beautiful garden views, radiator and ceiling light point

### **Bedroom 3**

8' 6" max x 7' 7" max ( 2.59m max x 2.31m max )

Window to front aspect, built in storage, radiator and ceiling light point

### **Bathroom**

Bathroom suite comprising of panel bath with shower over and tiled surround, window to front aspect, low level WC, hand wash basin, part tiled walls, radiator and ceiling light point



### **Rear Of Property**

Delightful gardens that are predominantly laid to lawn and beautifully landscaped with a variety of mature shrubs, hedging, and trees, ensuring a high degree of privacy. A spacious patio area offers the perfect spot to relax and take in the serene countryside views, with wooden sleeper steps leading to the higher level. Timber shed with power, greenhouse and potting shed provide further garden storage

### **Garage**

Situated in a separate block, providing secure parking or extra storage space



***view this property online*** [fox-and-sons.co.uk/Property/AXM104951](http://fox-and-sons.co.uk/Property/AXM104951)



welcome to

## The Stables, Shute, Axminster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GRADE II LISTED BEAUTIFUL CONVERSION NESTLED IN TRANQUIL RURAL LOCATION
- OPEN TO CASH BUYERS, MORTGAGE BUYERS & FIRST TIME BUYERS!!

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 450.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£250,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

view this property online [fox-and-sons.co.uk/Property/AXM104951](http://fox-and-sons.co.uk/Property/AXM104951)



Property Ref:  
AXM104951 - 0006

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.

  
fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)