



Castle Mews Castle Street, Axminster EX13 5PD

welcome to

Castle Mews Castle Street, Axminster

Fox & Sons are delighted to bring to the market this beautiful three-storey two bedroom home, tucked away in a wonderfully secluded and peaceful setting, offering the rare feeling of countryside living while being just moments from the heart of the historic market town of Axminster.

Front Of Property

Entered via a stone archway, off a small lane close to the centre of Axminster, the area opens up to reveal a paved parking area. The property is accessed via a path that leads down to the front door with a small paved patio and planted shrubbed area to the front

Entrance Hallway

Entered via wooden front door with double glazed panel, wooden framed double glazed window to front aspect, tiled flooring, stairs rising to first floor, doors leading to subsequent rooms, radiator, ceiling light point

Downstairs Cloakroom

Hand wash basin with tiled splashback, low level WC, wall mounted boiler and fuseboard, ceiling light point

Open Plan Kitchen/Dining Room

Wooden framed double doors to rear aspect opening onto garden, wooden framed double glazed window to rear and front aspect, tiled flooring, range of wall and base units with worktop over and tiled splashback, integrated mid-height electric oven and grill, induction hob with cookerhood over, stainless steel drainer sink, space for freestanding fridge freezer and 2 x domestic appliances, space for dining area, radiators, ceiling light points

First Floor Landing

Large wooden framed double glazed window to front aspect with views to countryside beyond, stairs rising to second floor, doors leading to subsequent rooms, large built-in walk-in storage cupboard with ceiling light point, radiator, ceiling light point

Lounge

Two wooden framed double glazed windows to rear aspect with views across garden, radiators, ceiling light points

Second Floor Landing

Loft hatch, doors leading to subsequent rooms, ceiling light point

Bedroom One

Wooden framed double glazed window to rear aspect with views across garden, radiator. ceiling light point

Bedroom Two

Wooden framed double glazed window to rear aspect with views across garden, radiator. ceiling light point

Bathroom

Panel bath with shower over set within tiled surround, hand wash basin with tiled splashback, low level WC, heated towel rail, ceiling light point

Rear Garden

Timber fence enclosed, paved patio area with steps leading up to decorative gravel section, timber shed, established planting and trees

Parking

One allocated off road parking space to the front of the 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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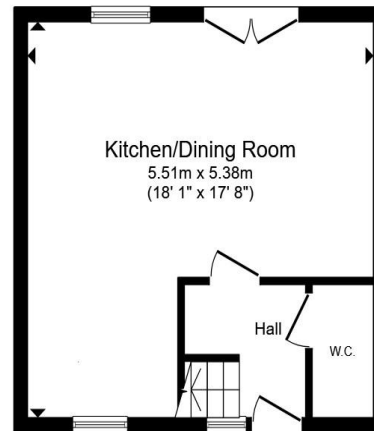
Castle Mews Castle Street, Axminster

- HIDDEN GEM IN THE HEART OF AXMINSTER
- NO ONWARD CHAIN
- COUNCIL TAX BAND B
- THREE-STOREY HOME
- SPACIOUS OPEN PLAN KITCHEN/DINING ROOM

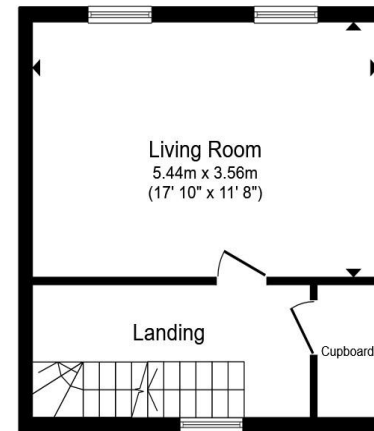
Tenure: Freehold EPC Rating: C

Council Tax Band: B

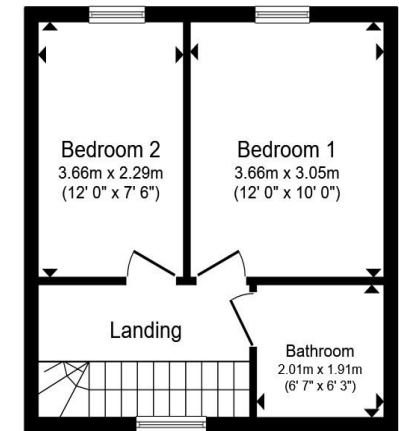
£248,000



Ground Floor



First Floor



Second Floor

Total floor area 92.3 m² (994 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:
AXM105084 - 0010

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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