



**Regis House, Lyme Street, Axminster EX13 5AU**

**welcome to**

## **Regis House, Lyme Street, Axminster**

Fox & Sons are delighted to bring to the market this two-bedroom first floor apartment, conveniently located close to the centre of the historic market town of Axminster.

### **Entrance Hallway**

A solid wooden front door provides access to the entrance hallway, and provides access to the remainder of the accommodation

### **Lounge**

With a timber framed sash window to the front aspect, spotlights to ceiling, television and telephone points, two radiators, open to:

### **Kitchen**

Comprising a range of wall and base units, with rolled edge work surfaces over with an inset single drainer stainless steel sink, tiling to the splashback areas, inset gas hob with a cooker hood above and built in electric oven beneath. Space and plumbing for a washing machine and further space for a free standing fridge freezer. Spotlights to ceiling and a uPVC double glazed window to the rear aspect

### **Bedroom 1**

With a timber framed sash window to the front aspect, telephone and television points and radiator

### **Bedroom 2**

With a timber framed sash window to the front aspect, telephone point and radiator

### **Bathroom**

Comprising a paneled bath in a tiled surround with shower over, pedestal wash hand basin with a tiled splash back and a low level W.C. Spotlights to ceiling, extractor fan and part tiled walls. Opaque uPVC double glazed window and cupboard housing a wall mounted gas boiler

### **Location**

Situated close to the centre of the historic market town of Axminster, which offers weekly market, a host of local shops and eateries and larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Lyme Regis and Seaton offer beautiful beaches and further amenities





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## **Regis House, Lyme Street, Axminster**

- TWO-BEDROOM APARTMENT
- COUNCIL TAX BAND A
- NO ONGOING CHAIN
- FIRST FLOOR
- SPACIOUS LIVING ACCOMMODATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£104,000**

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Property Ref:  
AXM105121 - 0002

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