



Eldridge House, Chard Road, Axminster EX13 5GB

welcome to

Eldridge House, Chard Road, Axminster

Fox & Sons are delighted to present this immaculately maintained and beautifully presented property, ideal for those seeking contemporary living within easy reach of the historic market town of Axminster's shops, restaurants, and excellent transport links.

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.

Location

The property is located on the outskirts 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.

Entrance Hallway

Entered via uPVC front door, stairs rising to first floor, door through to lounge, radiator, spotlights

Lounge

uPVC double glazed window to front aspect, understairs storage cupboard with wall mounted fuseboard, radiators, spotlights

Kitchen/Diner

uPVC double glazed window to rear aspect, range of contemporary wall and base units with worktop over and tiled splashback, integrated electric oven with induction hob and cooker hood over, integrated dishwasher, space for washing machine, drainer sink, breakfast bar, radiator, spotlights

Downstairs Cloakroom

uPVC opaque double glazed window to side aspect, vanity hand wash basin, low level WC, part tiled walls, radiator, spotlights

Rear Hallway

uPVC door with opaque double glazed panel to rear leading to garden, radiator, spotlight

Landing

uPVC opaque double glazed window to side aspect, built in storage cupboards x 2 (1 x housing water tank), loft hatch, spotlights

Master Bedroom

uPVC double glazed window to rear aspect, built in wardrobe, radiator, spotlights





En-Suite

uPVC opaque double glazed window to rear aspect, shower, vanity hand wash basin, low level WC, heated towel rail, spotlights

Bedroom 2

uPVC double glazed window to front aspect, radiator, spotlights

Bedroom 3

uPVC double glazed window to front aspect, over stairs storage, radiator, spotlights

Bathroom

Panel bath with tap shower over. hand wash basin, low level WC, part tiled walls, heated towel rail, ceiling light point

Rear Garden

Timber fence enclosed rear garden, laid to patio, raised sleeper flowerbeds, access gate leading to side path, outside lighting and water supply

Parking

Car port off road parking with additional parking for friends and family



view this property online fox-and-sons.co.uk/Property/AXM105042



welcome to

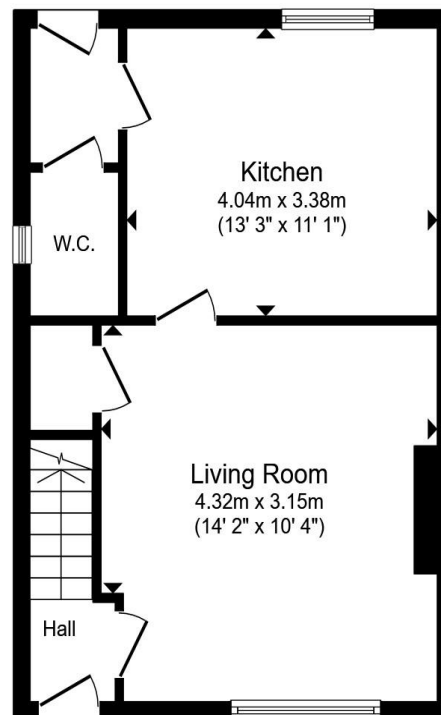
Eldridge House, Chard Road, Axminster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- END-TERRACED HOME
- THREE BEDROOMS

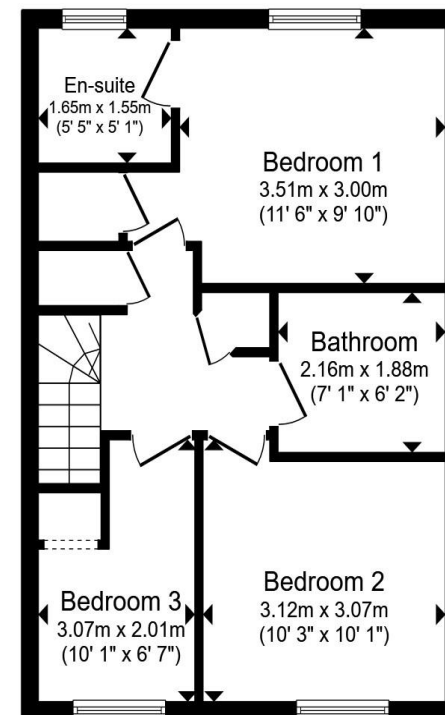
Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£200,000



Ground Floor



First Floor

Total floor area 82.8 m² (891 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



view this property online fox-and-sons.co.uk/Property/AXM105042



Property Ref:
AXM105042 - 0003

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.



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk