



Covert Close, Axminster EX13 5GU



welcome to

Covert Close, Axminster

Fox & Sons are delighted to bring to the market this lovely modern mid-terrace two bedroom home, conveniently located on the outskirts of the historic market town of Axminster.

Entrance Hallway

With uPVC double glazed door, Karndean flooring, ceiling light point, storage cupboard and stairs rising to the first floor landing

Downstairs Cloakroom

With low level WC, wash hand basin, tiling to the splashback area and Karndean flooring

Lounge

7' 10" max x 13' 4" max (2.39m max x 4.06m max)
With uPVC double glazed window and patio doors leading out to the rear garden, fitted carpet, radiator and ceiling light point

Kitchen

6' 7" max x 15' max (2.01m max x 4.57m max)
Fully fitted kitchen comprising a range of matching wall and base units, sink and drainer unit, electric oven and gas hob, integrated fridge/freezer, integrated washing machine, integrated dishwasher, Karndean flooring, ceiling light point and uPVC double glazed window to the front aspect

First Floor Landing

With stairs rising from the entrance hall, fitted carpet, loft hatch and ceiling light point

Bedroom One

9' 4" max x 13' 4" max (2.84m max x 4.06m max)
With uPVC double glazed window to the rear aspect, fitted carpet, radiator and ceiling light point

Bedroom Two

7' 10" max x 13' 4" max (2.39m max x 4.06m max)
With uPVC double glazed window to the front aspect, fitted carpet, storage cupboard over stairs, radiator and ceiling light point

Bathroom

Suite comprising panel bath with shower screen, low level WC and wash hand basin, part tiled walls, Karndean flooring, extractor fan, heated towel rail and ceiling light point

Rear Garden

The rear garden is fully enclosed by timber fencing, and is laid to lawn with a paved pathway and steps leading to a timber gate, providing side access

Parking

There are two allocated parking spaces.

Agent's Note

This property is currently under a shared ownership with 50% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Heylo, who would need to be contacted to ensure any criteria are met by the interested party.

For more information, please call Fox and Sons Axminster





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Covert Close, Axminster

- MID-TERRACED HOME
- TWO BEDROOMS
- COUNCIL TAX BAND B
- KITCHEN/DINER
- ENCLOSED REAR GARDEN

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 25.02

Ground Rent: 3317.16

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Nov 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£117,500



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM104679 - 0007

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.

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