



Minster Court, West Street, Axminster EX13 5PL

welcome to

Minster Court West Street, Axminster

Fox & Sons are delighted to bring to the market this lovely top floor two-bedroom retirement apartment within Minster Court, situated in the heart of the historic market town of Axminster.

Communal Entrance

With secure entry system

Entrance Hallway

Entered via secure front door, built in storage cupboard housing wall mounted fuseboard, loft hatch, built in airing cupboard, doors leading to subsequent rooms, night storage heater, ceiling light point

Lounge

uPVC double glazed door and window to rear aspect leading to balcony with views to countryside beyond, built in shelves with space for fridge underneath, night storage heater, ceiling light points, double doors through to:

Kitchen

uPVC double glazed window to rear aspect with views to countryside beyond, range of contemporary wall and base units with worktop over and tiled splashback, integrated mid-height electric oven, integrated mid-height microwave, induction hob, stainless steel sink, space for washing machine, ceiling light point

Bedroom One

uPVC double glazed window to rear and side aspects with views to countryside beyond, built in wardrobes, night storage heater, ceiling light point

Bedroom Two

uPVC double glazed window to rear aspect with views to countryside beyond, night storage heater, ceiling light point

Bathroom

Walk in shower, vanity hand wash basin, low level WC, tiled walls, heated towel rail, ceiling light point

Minster Court

Minster Court is a retirement complex, for ages 55 and above, which offers a range of communal facilities to include gardens, lounge and laundry. There is also an on-site development manager, a number of social activities for residents and a secure entry system.

Parking

Communal car park to the rear of the property





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welcome to

Minster Court, West Street, Axminster

- TOP FLOOR TWO BEDROOM APARTMENT
- NO ONWARDS CHAIN
- COUNCIL TAX BAND C
- COUNTRYSIDE VIEWS WITH BALCONY
- POPULAR RETIREMENT COMPLEX

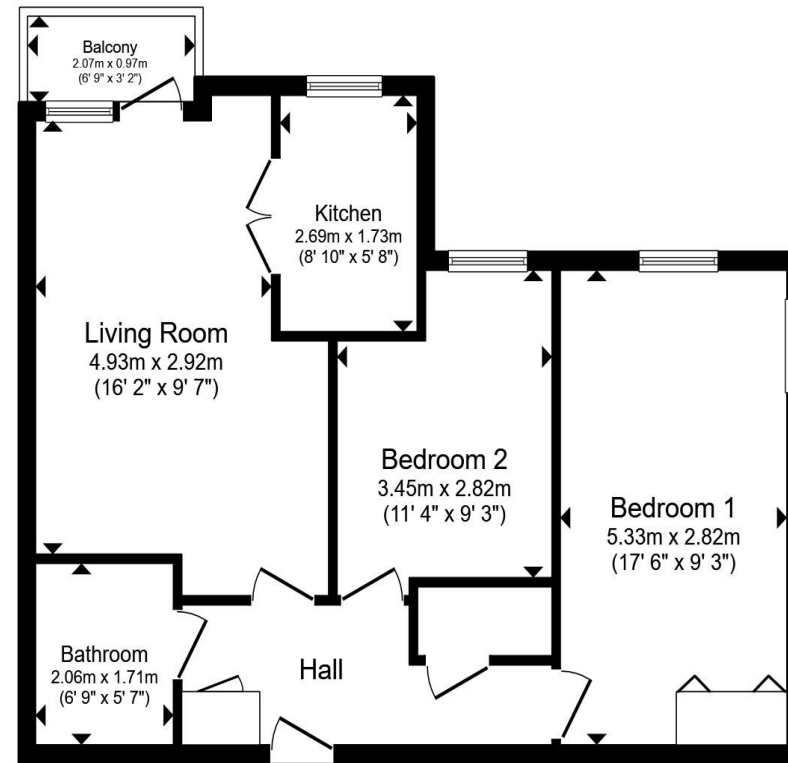
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 4146.64

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



Total floor area 58.3 m² (627 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:
AXM105139 - 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.



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