



Castle House, Castle Hill, Axminster EX13 5NN

welcome to

Castle House, Castle Hill, Axminster

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

Communal Entrance

Entered via a secure front door, with steps leading to accommodation

Entrance Hallway

Entered via wooden front door with doors leading to subsequent rooms, wall mounted fuseboard, radiator, ceiling light point, wall light point

Kitchen

6' 5" x 8' 3" (1.96m x 2.51m)

Range of contemporary wall and base units with worktop over, integrated eclectic oven with induction hob and cooker hood over, stainless steel drainer sink, space for free standing fridge/freezer, ceiling light point, under counter lights

Lounge

12' 4" x 12' 6" (3.76m x 3.81m)

Dual aspect with uPVC double glazed window to side aspect with views to hills beyond, uPVC double glazed window to rear aspect and door leading to balcony terrace, wall mounted electric fireplace set within feature surround, radiator, ceiling light point, wall light points

Master Bedroom

12' 5" x 10' 1" (3.78m x 3.07m)

uPVC double glazed window to rear aspect, built in storage shelves and hanging rails, radiator, ceiling light point

Bedroom 2

6' 10" x 11' 7" (2.08m x 3.53m)

uPVC double glazed window to side aspect, wall mounted boiler behind curtain, radiator, ceiling light point

Bathroom

Panel bath with shower over, vanity unit with feature oval basin, low level WC, heated towel rail, cupboard housing washing machine, ceiling light point

Balcony/Terrace

Paved area accessed via lounge, wall enclosed with views to the hills beyond





view this property online fox-and-sons.co.uk/Property/AXM104755



welcome to

Castle House, Castle Hill, Axminster

- FIRST FLOOR TWO BEDROOM APARTMENT
- COUNCIL TAX BAND B
- RESTRICTED TO OVER 55'S
- BALCONY TERRACE
- LARGE MASTER BEDROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000



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.focalagent.com

view this property online fox-and-sons.co.uk/Property/AXM104755



Property Ref:
AXM104755 - 0006

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



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk