The Stables, Shute, Axminster EX13 7NY

fox & sons

welcome to

The Stables, Shute Axminster

*** OPEN TO CASH BUYERS, MORTGAGE BUYERS & FIRST TIME BUYERS!! ***

Nestled within a picturesque horseshoe-shaped courtyard, The Stables is a beautifully converted Grade II Listed building that once served as traditional stables.

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.

Front Of Property

Approached via a sweeping driveway that meanders through picturesque adjoining farmland, 7 The Stables is set within an enchanting courtyard accessed through an elegant carriage arch. The gravelled central courtyard provides shared parking, creating a charming and welcoming arrival. Directly to the outside the property there is a wrought iron fence and gate opening onto a stone path leading to the front door

Entrance Hallway

Entered via wooden front door, radiator and ceiling light point

Downstairs Cloakroom

Part tiled walls, low level WC, hand wash basin, radiator and ceiling light point

Lounge

11' 5" max x 27' 2" max (3.48m max x 8.28m max)

Upon entering, you are welcomed into a generous reception room, thoughtfully designed to accommodate both living and dining areas. Bathed in natural light from two large windows and French doors leading to the delightful gardens, this space exudes a warm and inviting ambiance. With understairs storage, radiators and ceiling light points

Kitchen

6' 4" max x 10' 3" max (1.93m max x 3.12m max)

Modern fitted kitchen overlooking the scenic courtyard featuring a range of wall and base units with worktop over and tiled splashback, integrated electric oven with electric hob and cooker hood over, stainless steel drainer sink, space and plumbing for washing machine and fridge/freezer, radiator and ceiling light point

Landing
Additional built-in storage on the landing adds to the home's practicality, loft hatch providing access to loft, cupboard housing hot water tank, ceiling velux window and ceiling light point

Bedroom 1
16' 5" max x 8' 8" max (5.00m max x 2.64m max)
The principal bedroom includes a range of fitted storage, maximising space and functionality, window to the rear with beautiful garden views, radiator and ceiling light point

Bedroom 2
7' 3" max x 14' 4" max (2.21m max x 4.37m max)
Window to the rear with beautiful garden views, radiator and ceiling light point

Bedroom 3
8' 6" max x 7' 7" max (2.59m max x 2.31m max)
Window to front aspect, built in storage, radiator and ceiling light point

Bathroom
Bathroom suite comprising of panel bath with shower over and tiled surround, window to front aspect, low level WC, hand wash basin, part tiled walls, radiator and ceiling light point

Rear Of Property
Delightful gardens that are predominantly laid to lawn and beautifully landscaped with a variety of mature shrubs, hedging, and trees, ensuring a high degree of privacy. A spacious patio area offers the perfect spot to relax and take in the serene countryside views, with wooden sleeper steps leading to the higher level. Timber shed with power, greenhouse and potting shed provide further garden storage

Garage
Situated in a separate block, providing secure parking or extra storage space

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The Stables, Shute, Axminster

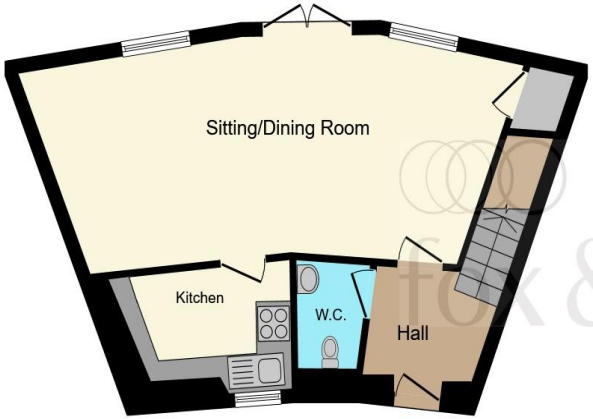
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GRADE II LISTED BEAUTIFUL CONVERSION NESTLED IN TRANQUIL RURAL LOCATION
- OPEN TO CASH BUYERS, MORTGAGE BUYERS & FIRST TIME BUYERS!!

Tenure: Leasehold EPC Rating: D
Council Tax Band: E Service Charge: 450.00
Ground Rent: Ask Agent

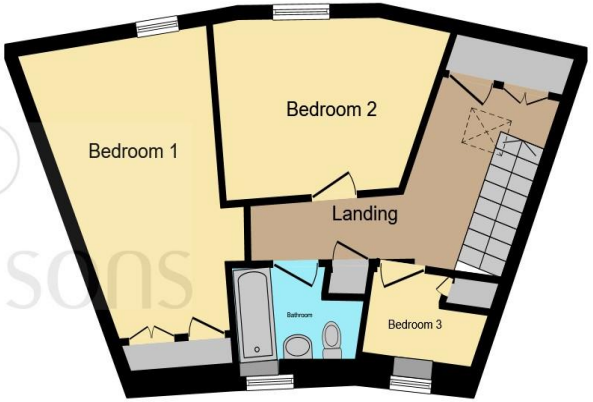
This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£215,000



Ground Floor



First Floor

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

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The Property Ombudsman

Property Ref:
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