



**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



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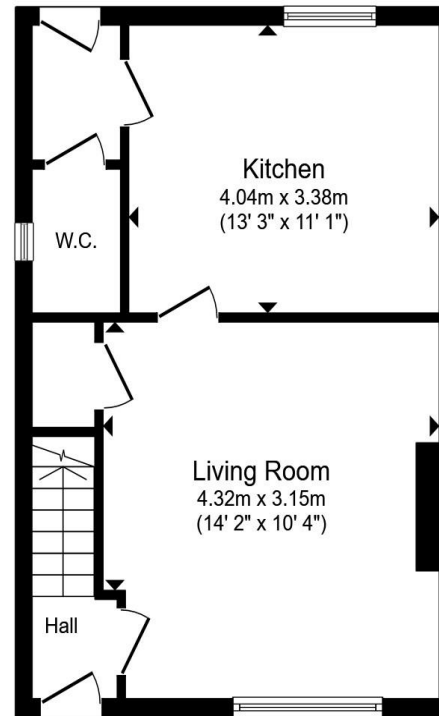
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- END-TERRACED HOME
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

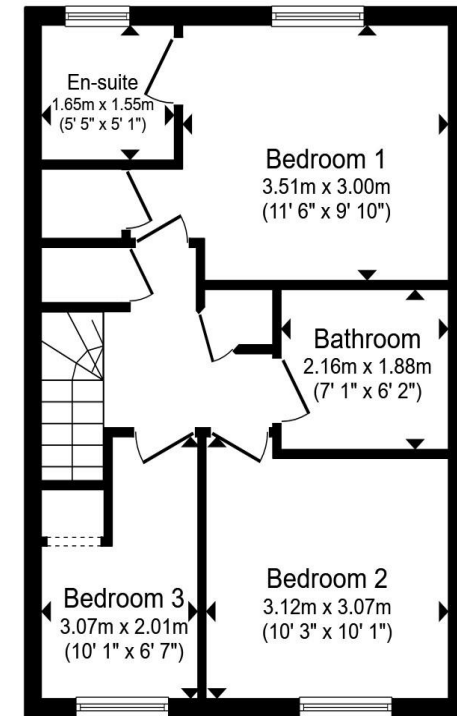
Council Tax Band: B

guide price

**£190,000**



Ground Floor



First Floor

Total floor area 82.8 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
AXM105042 - 0004

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**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)