



St Georges, Axminster EX13 5DL

welcome to

St Georges, Axminster

Fox & Sons are delighted to bring to the market this one bedroom first floor apartment in the heart of the historic market town of Axminster. This property is in a tucked away position, just off the high street, and is within walking distance of the local shops and amenities.

Communal Lobby

Stairs rising to communal lobby, apartment entered via secure door

Entrance Hallway

Entered via secure wooden door, built in cupboard housing water tank, fuseboard, ceiling light point

Lounge

10' 6" x 10' 4" (3.20m x 3.15m)
uPVC double glazed window to front aspect,
radiator, ceiling light point, open to kitchen

Kitchen

12' 10" x 6' 1" (3.91m x 1.85m)
Range of wall and base units with worktop over,
electric hob and oven with cooker hood over,
freestanding dishwasher, washing machine and
fridge, drainer sink. ceiling light point

Bedroom

10' 2" x 9' 9" (3.10m x 2.97m)
uPVC double glazed window to front aspect, built in
wardrobe, radiator, ceiling light point

Bathroom

uPVC double glazed window to front aspect, walk in
electric shower, vanity unit, low level WC, electric
towel rail, ceiling light point

Agent's Note

There is further information regarding the Freehold
to this property, please enquire with the branch

Agents Note

Please note that an AML fee is chargeable to the
buyer once an offer is accepted to cover the cost of
carrying out the required identity and anti-money
laundering checks. Once these checks have been
completed, the fee cannot be refunded, even if the
property purchase does not go ahead





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welcome to

St Georges, Axminster

- CENTRAL TOWN LOCATION
- ONE BEDROOM APARTMENT
- TUCKED AWAY POSITION
- COUNCIL TAX BAND A
- CLOSE TO LOCAL AMENITIES

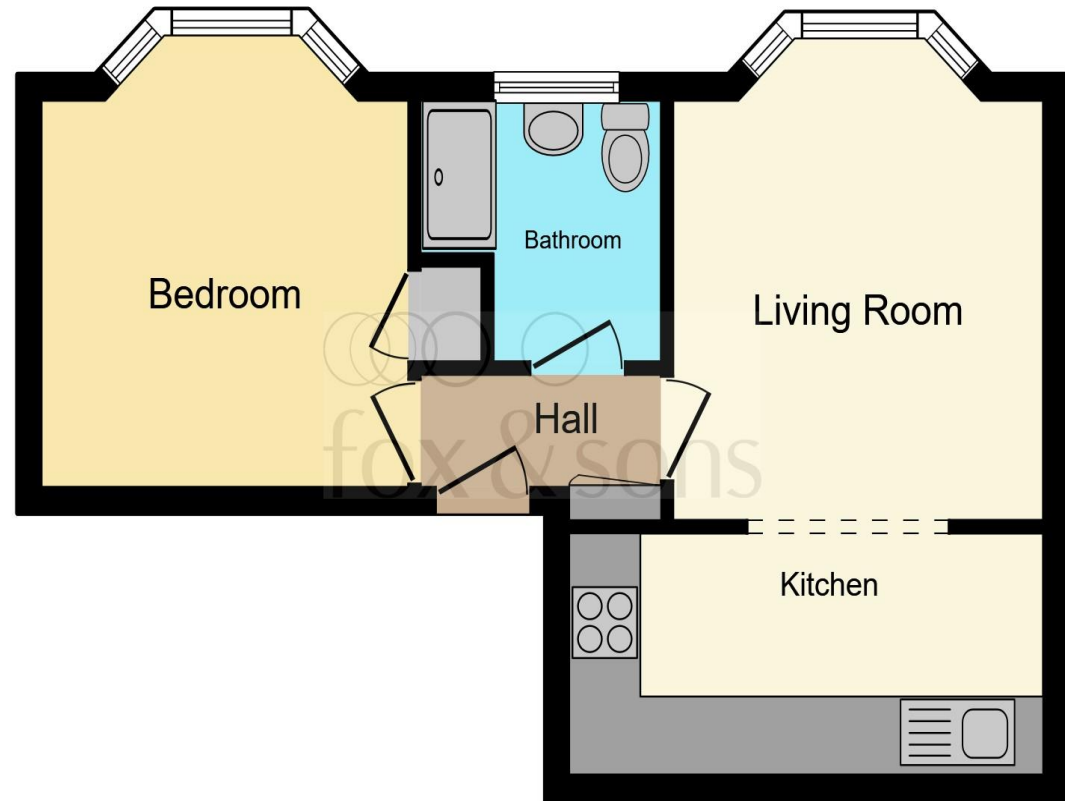
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 650.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£105,000



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

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Property Ref:
AXM104356 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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