



Regis House Lyme Street, Axminster EX13 5AU

welcome to

Regis House Lyme Street, Axminster

- TWO-BEDROOM APARTMENT
- COUNCIL TAX BAND A
- NO ONGOING CHAIN
- FIRST FLOOR
- SPACIOUS LIVING ACCOMMODATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£104,000

view this property online fox-and-sons.co.uk/Property/AXM105121



Property Ref:

AXM105121 - 0005

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.

Entrance Hallway

A solid wooden front door provides access to the entrance hallway, and provides access to the remainder of the accommodation

Lounge

With a timber framed sash window to the front aspect, spotlights to ceiling, television and telephone points, two radiators, open to:

Kitchen

Comprising a range of wall and base units, with rolledge work surfaces over with an inset single drainer stainless steel sink, tiling to the splashback areas, inset gas hob with a cooker hood above and built in electric oven beneath. Space and plumbing for a washing machine and further space for a free standing fridge freezer. Spotlights to ceiling and a uPVC double glazed window to the rear aspect

Bedroom 1

With a timber framed sash window to the front aspect, telephone and television points and radiator

Bedroom 2

With a timber framed sash window to the front aspect, telephone point and radiator

Bathroom

Comprising a paneled bath in a tiled surround with shower over, pedestal wash hand basin with a tiled splash back and a low level W.C. Spotlights to ceiling, extractor fan and part tiled walls. Opaque uPVC double glazed window and cupboard housing a wall mounted gas boiler

Location

Situated close to the centre of the historic market town 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

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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