



Foxhill, Axminster EX13 5LQ

welcome to

Foxhill, Axminster

Fox & Sons are delighted to bring to the market this charming two-bedroom two-floor maisonette, conveniently located in the historic market town of Axminster.

Front Of Property

Metal stairs ascending to porch covered front door with outside light

Entrance Hallway

Entered via uPVC front door, uPVC double glazed window to rear aspect with views across park, storage area, wall mounted fuseboard in cupboard, doors leading to subsequent rooms, stairs rising to first floor, ceiling light point

Kitchen

uPVC double glazed window to rear aspect with views across park, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, wall mounted boiler, space for freestanding fridge/freezer and oven with cooker hood over, space for 1 x under counter domestic appliance, radiator, spotlights

Stairs To First Floor

Storage cupboard, wrought iron balustrade, radiator

Bedroom 1

uPVC double glazed window to front aspect, under stairs storage space, radiator, ceiling light point

Bedroom 2

uPVC double glazed window to front aspect, built in cupboard, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, panel bath, hand wash basin, part tiled walls, radiator, ceiling light point

Separate Wc

uPVC opaque double glazed window to rear aspect, low level WC, part tiled walls, radiator, ceiling light

point

Lounge

uPVC double glazed window to rear aspect with views across park, under eaves storage areas, radiators, ceiling light points

Garden

Small laid to lawn area to the side of the property

Parking

Off road parking to the front of property

Location

Situated on the edge 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.

Agent's Note

The property is subject to the Section 157 local housing restriction - please call Fox and Sons for more information

Agents Note

The property is held on a leasehold title with the buyer benefiting from a Share of the Freehold on completion and will collectively become a member of the Freehold with the other leaseholders. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.





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

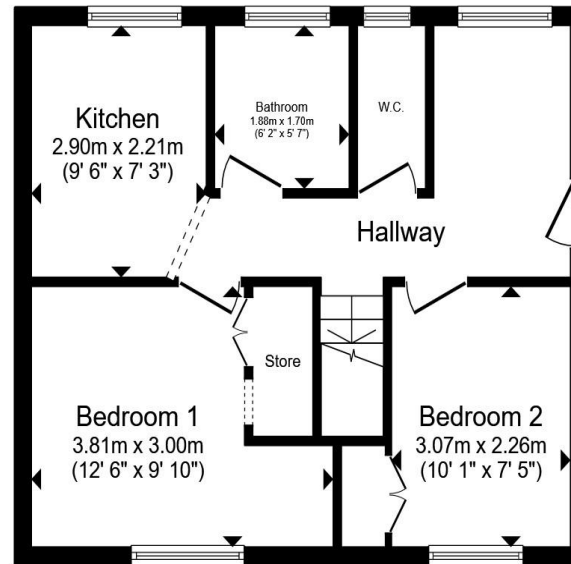
Foxhill, Axminster

- TWO BEDROOM MAISONETTE
- COUNCIL TAX BAND A
- SUBJECT TO A SECTION 157
- LOUNGE/DINER
- GARDEN

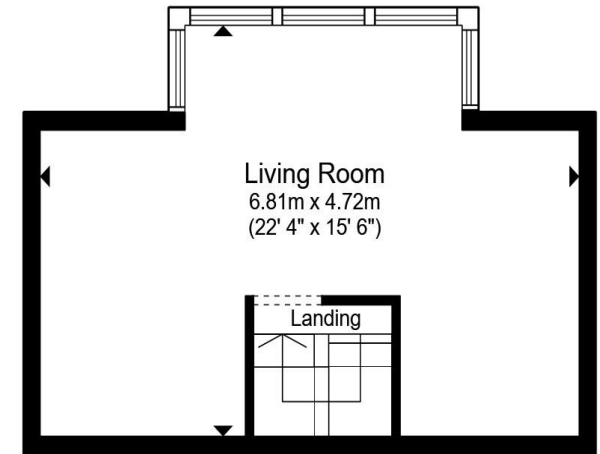
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£125,000



Ground Floor



First Floor

Total floor area 68.9 m² (741 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



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Property Ref:
AXM105183 - 0003

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.



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk