



Miltons Mews West Street,Axminster EX13 5FE


fox & sons

welcome to

Miltons Mews West Street, Axminster

Fox & Sons are delighted to bring to the market this charming and quirky two bedroom home, tucked away in an enviably private position right in the heart of the town centre, offered for sale with NO ONWARDS CHAIN!

Entrance Hallway

Entered via wooden door with glazed panels, stairs rising to first floor, spot lighting, panel glass door leading into:

Open Plan Kitchen Lounge

11' 5" max x 22' 2" max (3.48m max x 6.76m max)
Open Plan Kitchen Lounge with double glazed window to front and rear, ceiling light points, electric radiator, understair storage cupboard

Kitchen Area

Range of wall and base units with worksurface over extending into breakfast bar, tiled splashbacks, electric oven, electric hob with pull out cooker hood over, space and plumbing for washing machine and upright fridge freezer.

Landing

Stairs rising from ground floor, spot lighting

Bedroom 1

11' 6" x 7' 4" (3.51m x 2.24m)

Velux window to rear, electric radiator, ceiling light point

Bedroom 2

9' 2" x 11' 5" (2.79m x 3.48m)

Velux window to front, electric radiator, ceiling light point, stairs rising to Mezzanine level

Mezzanine

10' 1" x 11' 4" (3.07m x 3.45m)

Storage into eaves, spot lighting

Bathroom

Bathroom suite comprising of panel bath with electric shower over, wash hand basin vanity unit, low level WC, spot lighting, heated towel rail

Agent's Note

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation.

We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Parking

There is a parking space available via separate negotiation

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

Miltons Mews West Street, Axminster

- COUNCIL TAX BAND A
- NO ONWARDS CHAIN!
- TWO BEDROOMS
- MEZZANINE LEVEL TO SECOND BEDROOM
- TUCKED AWAY POSITION WITHIN THE TOWN CENTRE

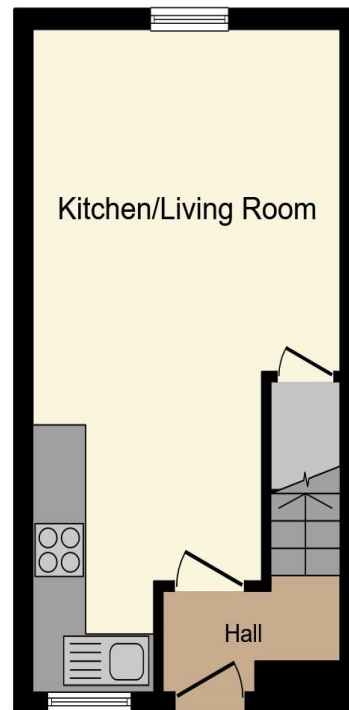
Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

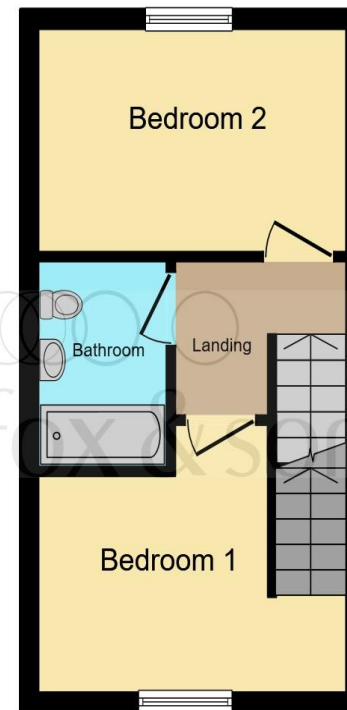
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 12 Sep 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

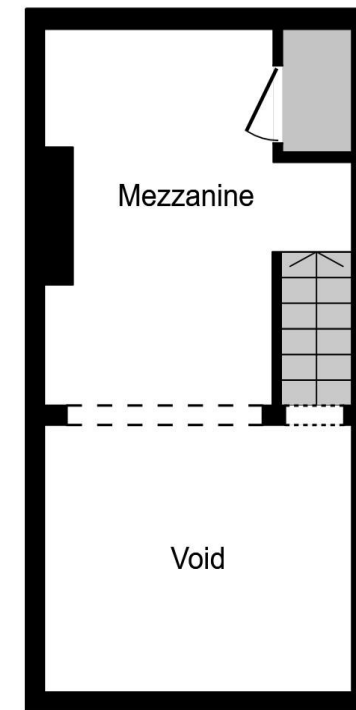
£130,000



Ground Floor



First Floor



Second 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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Property Ref:
AXM105017 - 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.

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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