



Mitchell Gardens, Axminster EX13 5FG

welcome to

Mitchell Gardens, Axminster

Fox & Sons are delighted to bring to the market this well presented two bedroom second floor apartment located close to the centre of the historic market town of Axminster.

Lobby

Entered via a secure composite door with stairs rising to accommodation

Entrance Hallway

Entered via secure door, built in storage cupboard housing wall mounted boiler, ceiling light point

Open Plan Lounge/Kitchen

Lounge area:

Two uPVC double glazed windows to rear and side aspects, uPVC double glazed French doors opening to Juliet balcony, radiator, spotlights

Kitchen area:

uPVC double glazed windows to rear aspect, range of wall and base units with worktop over and tiled splashbacks, integrated electric oven with induction hob and cooker hood over, integrated washing machine, integrated dishwasher, space for fridge/freezer, stainless steel drainer sink, spotlights

Bedroom One

uPVC double glazed window to rear aspect, built in wardrobe, radiator, ceiling light point

Bedroom Two

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

Bathroom

Panel bath with shower over, hand wash basin, low level WC, heated towel rail, spotlights

Parking

One allocated parking space

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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Mitchell Gardens, Axminster

- COUNCIL TAX BAND = B
- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- SPACIOUS OPEN PLAN LOUNGE/KITCHEN

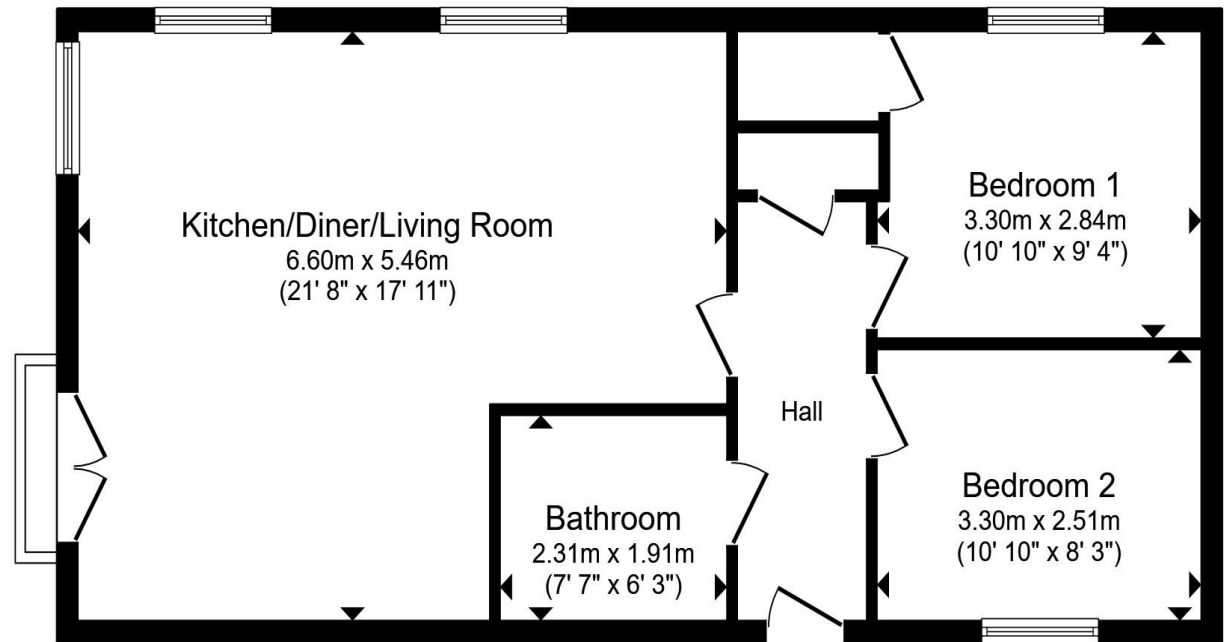
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1176.00

Ground Rent: 180.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£185,000



Total floor area 62.4 m² (671 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:
AXM105278 - 0002

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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