



**North Street, Axminster EX13 5QH**



**welcome to**

## **North Street, Axminster**

Fox and Sons are delighted to bring to the market this three-bedroom end-terraced home, offering generous living space and a fantastic opportunity for modernisation, conveniently located close to the centre of the historic market town of Axminster.

### **Front Of Property**

Private driveway, laid to lawn area with flowerbeds, path leading to steps up to porch covered front door with outside light, wooden gate providing rear access

### **Entrance Hallway**

Entered via uPVC front door, uPVC double glazed window to front aspect, stairs rising to front door, doors leading to subsequent rooms, wall mounted fuseboard, radiator, ceiling light point

### **Lounge**

uPVC double glazed sliding doors to front aspect leading to front garden, back boiler, radiator, ceiling light point

### **Kitchen**

uPVC double glazed window to rear aspect, uPVC door to rear aspect leading to rear garden, wall and base units with worktop over and tiled splashback, 1.5 drainer sink, space for a range of domestic appliances, walk in pantry, built in cupboard housing water tank, radiator, ceiling light point

### **Landing**

uPVC opaque double glazed window to side aspect, doors leading to subsequent rooms, loft hatch, ceiling light point,

### **Bedroom 1**

uPVC double glazed window to front aspect with views to countryside beyond, cast iron fireplace, built in wardrobe and storage cupboard, radiator, ceiling light point

### **Bedroom 2**

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

### **Bedroom 3**

uPVC double glazed window to front aspect with views to countryside beyond, radiator, ceiling light point

### **Bathroom**

uPVC opaque double glazed window to rear aspect, panel bath with shower over, hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

### **Rear Garden**

Patio area, paved pathway leading to top of garden, laid to lawn, established flowers and plants, outside light, 3 x storage sheds, wooden gate providing front access

Outside WC with high level WC and ceiling light point

### **Agent's Note 1**

We have been advised by the owner that there is asbestos in the internal ceilings, the hot water isn't working and there is no central heating - we advise any potential purchasers to carry out necessary checks

### **Agent's Note 2**

The property is subject to a Section 157 - please call Fox and Sons for more information





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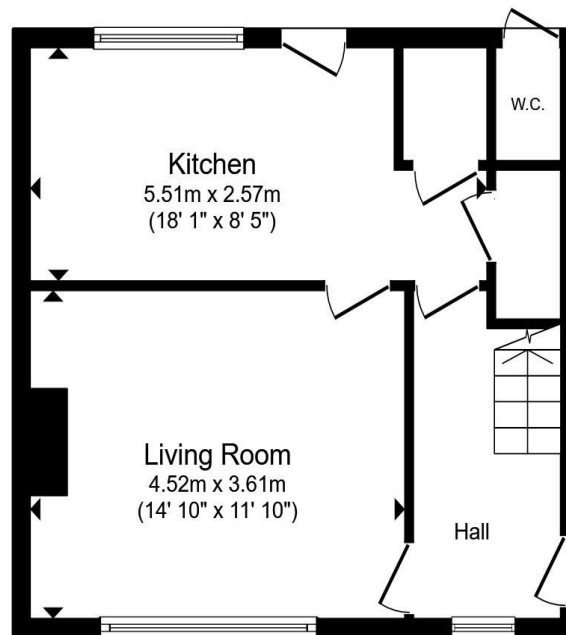
## North Street, Axminster

- END-TERRACED HOME
- SUBJECT TO SECTION 157
- COUNCIL TAX BAND B
- THREE BEDROOMS
- REQUIRES MODERNISATION - HUGE SCOPE FOR POTENTIAL

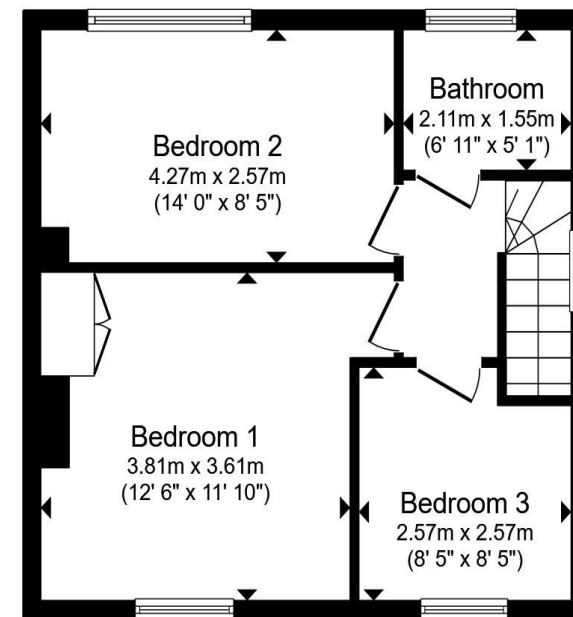
Tenure: Freehold EPC Rating: F

Council Tax Band: B

# £200,000



Ground Floor



First Floor

Total floor area 80.3 m<sup>2</sup> (864 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](http://www.propertybox.io)



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Property Ref:  
AXM105044 - 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.



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