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36 Minster Court West Street, Axminster, EX13 5PL

Guide Price £80,000 Leasehold

- One Bedroom Second Floor Flat
- Double Bedroom
- Subject to a over 55 Age Restriction
- Lounge/Diner
- Shower Room
- No Onward chain
- Kitchen
- Balcony
- Communal Gardens, Laundry Facilities and Resdient's Lounge

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36 Minster Court West Street, Axminster EX13 5PL

This one-bedroom flat is offered for sale within an over 55’s only development in Axminster. The property comprises a double bedroom with built-in wardrobes, a bathroom with heated towel rail, and one reception room. There is one kitchen and a balcony providing private outdoor space.

Minster Court is situated close to Axminster town centre, giving access to local amenities including supermarkets, independent shops, cafés and essential services. Axminster’s high street offers a range of day-to-day facilities, while nearby green spaces and riverside walks provide opportunities for outdoor leisure.

This flat for sale may suit those seeking later-life accommodation with access to town amenities and public transport, within an over 55’s only setting.

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Council Tax Band: B

Hallway
Doors leading to the accommodation with an emergency pull cord and a smoke detector. Further benefiting from a storage cupboard with the fuse box and an airing cupboard with the water tank.

Lounge/Diner
21'11" x 7'4" (6.70 x 2.26)
Featuring a decorative fireplace with a mantle and surround. Patio doors open out onto the balcony and double doors lead to the kitchen. Further benefiting from an electric radiator and an emergency pull cord.

Kitchen
7'6" x 7'10" max (2.30 x 2.40 max)
Fitted with a range of matching wall and base units with work tops over comprising a stainless steel sink and drainer, a four ring electric hob with an extractor hood above and an oven underneath. Continuing round to an integrated fridge freezer. Further benefiting from a window and an emergency pull cord.

Bedroom 1
18'10" x 9'0" (5.76 x 2.76)
A double bedroom with a window to the rear aspect, an electric radiator and a mirror fronted wardrobe.

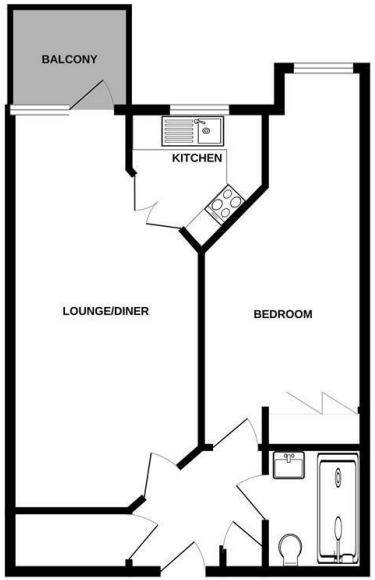
Shower Room
Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin inset into a vanity unit and a shower cubicle with a wall mounted shower. Further benefiting from a heated towel rail.

Balcony
Accessed from the lounge this patio balcony is enclosed by iron railings.

Agents Notes
Tenure: Leasehold
Local Authority: East Devon District Council
Council Tax Band: B
Lease length: 125 year lease with approx. 103 years remaining.
Service Charge: £2600 per annum
Ground Rent: £385 per annum
Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to openreach.com for more information.
Mobile phone coverage: For more information can be found checker.ofcom.org.uk
Utilities: Mains Water, Mains Drainage and Mains Electric
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

Local Area
Public transport links are available via Axminster railway station, approximately 10–15 minutes' walk or a short bus or car journey from the property. The station lies on the West of England Main Line, with regular services to Exeter St Davids (around 30–40 minutes) and London Waterloo (around 2 hours 45 minutes), as well as connections to other regional destinations. Local bus services operate through the town, offering links to surrounding villages and coastal locations such as Lyme Regis and Seaton.

SECOND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

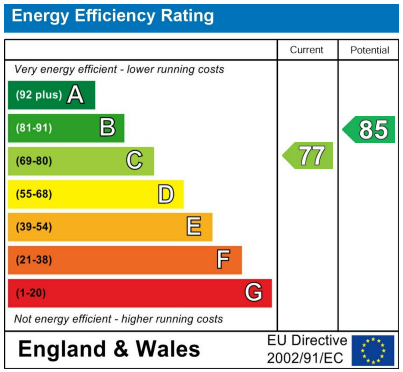
From our office in Axminster town centre, turn right and continue down West Street where Minster Court is shortly found opposite the co-op car park.

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

B



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