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41 Minster Court West Street, Axminster, EX13 5PL

Guide Price £85,000 Leasehold

- One Bedroom Flat
- Bathroom
- Communal Gardens
- Subject to a over 55s Age Restriction
- Lounge
- Electric Heating
- Communal Lounge
- Kitchen
- Emergency Pull Cords
- Laundry Facilities

Westminster House, West Street, Axminster, Devon, EX13 5NX
01297 631199

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41 Minster Court West Street, Axminster EX13 5PL

This delightful one-bedroom retirement flat on West Street offers a perfect blend of comfort and community living. Designed specifically for those over 55, this apartment is an ideal choice for individuals seeking a peaceful and supportive environment.

Upon entering, you will find a welcoming lounge and kitchen area, creating a warm and inviting space for relaxation. The flat features a comfortable bedroom, providing a tranquil retreat at the end of the day and the bathroom is conveniently located, ensuring ease of access.

One of the standout features of this property is the lovely patio balcony, where you can enjoy fresh air and views of the surrounding area. The communal lounge and gardens offer a wonderful opportunity to socialise with neighbours and the laundry facilities provide practical convenience for residents.

Safety and security are paramount, with emergency pull cords installed in all rooms, giving peace of mind to residents and their families.

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Council Tax Band: B





Entrance Hall
Doors leading to the accommodation with a smoke detector and airing cupboard housing the water tank.

Lounge
16'1" x 8'10" (4.92 x 2.71)
Featuring a decorative fireplace with a mantle and surround. Patio doors open out onto the balcony. Further benefiting from a storage cupboard that houses the fuse box and an electric night storage heater.

Kitchen
8'11" x 5'8" (2.73 x 1.74)
Fitted with a range of matching wall and base units with work tops over comprising an eye level oven, an electric four ring hob with an extractor hood above. Continuing round to a stainless steel sink and drainer with a window to the rear aspect that enjoys semi rural views of the surrounding countryside.

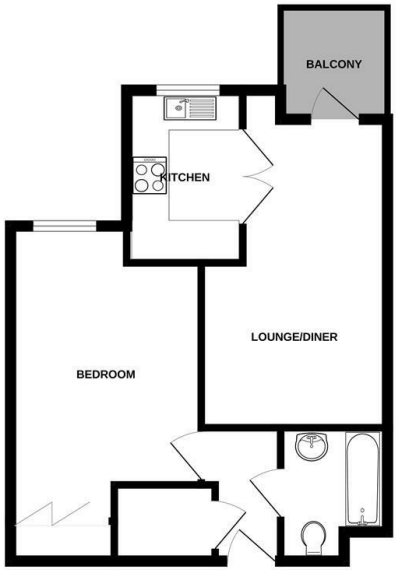
Bedroom
15'5" x 8'10" (4.71 x 2.71)
A double bedroom with a fitted wardrobe and a window to the rear aspect. Further benefiting from an electric night storage heater.

Bathroom
Fitted with a white suite that comprises a low level hand flush w.c. a hand wash basin inset into a vanity cupboard and a bath with a wall mounted mains shower.

Balcony
6'5" x 5'7" (1.97 x 1.72)
Accessed from the lounge this patio balcony is enclosed by iron railings and enjoys semi rural views of the surrounding countryside.

Agents Notes
Tenure: Leasehold
Lease Length: 125 year lease commencing from 1/6/2004
Service Charge: £2588.60
Ground Rent: £479.16
Local Authority: East Devon District Council
Tax Band: B
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 at checker.ofcom.org.uk
Utilities: Mains Water, Mains Drainage and Mains Electric
Subject to a over 55s age restriction.

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.9 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

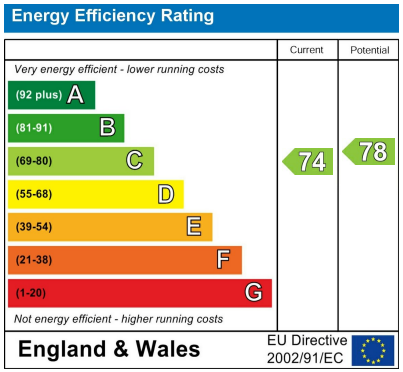
From our office in Axminster town centre, turn right and continue down West Street where Minster Court is shortly found opposite the co-op car park.

Viewings

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

Council Tax Band

B



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