



44 Minster Court West Street, Axminster, EX13 5PL

Guide Price £70,000 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

44 Minster Court West Street, Axminster EX13 5PL

A one bedroom, second floor retirement flat located in the town centre of the market town of Axminster. Comprising a lounge, kitchen, bathroom and double bedroom, the property is set within a purpose built retirement complex. The property benefits from the use of a lift to all floors, a communal lounge, garden and laundry facilities. This property is subject to a over 55s age restriction.



Council Tax Band: B



Hallway

Doors leading to the accommodation with a storage cupboard housing the fuse box and an additional airing cupboard housing the water tank. Further benefiting from a smoke detector, emergency pull cord and telephone entry door system.

Lounge

17'6" x 10'4" (5.34 x 3.17)

With a feature decorative fireplace, a window to the rear aspect, storage heater and an emergency pull cord.

Kitchen

7'3" x 6'11" (2.23 x 2.13)

Fitted with a range of matching wall and base units with work tops over comprising an eye level oven, a four ring electric hob with an extractor hood above. Continuing round to a stainless steel sink and drainer and a window to the rear aspect. Further benefiting from space for two white goods under the work tops and an emergency pull cord.

Bedroom 1

13'2" x 9'0" (4.02 x 2.75)

A double bedroom with a window to the rear aspect and a storage heater. Further benefiting from a fitted double wardrobe with mirror fronted folding doors. This bedroom also benefits from additional space that could be used as a potential dressing area and features a window to the rear aspect.

Bathroom

6'11" x 5'5" (2.13 x 1.67)

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin inset into a vanity cupboard and a shower cubicle featuring a wall mounted mains shower attachment.

Agents Notes

Tenure: Leasehold

Local Authority: East Devon District Council

Council Tax Band: B

Lease length: 125 year lease with approximately 104 years remaining.

Service Charge: £2567.98 per annum

Ground Rent: £390 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

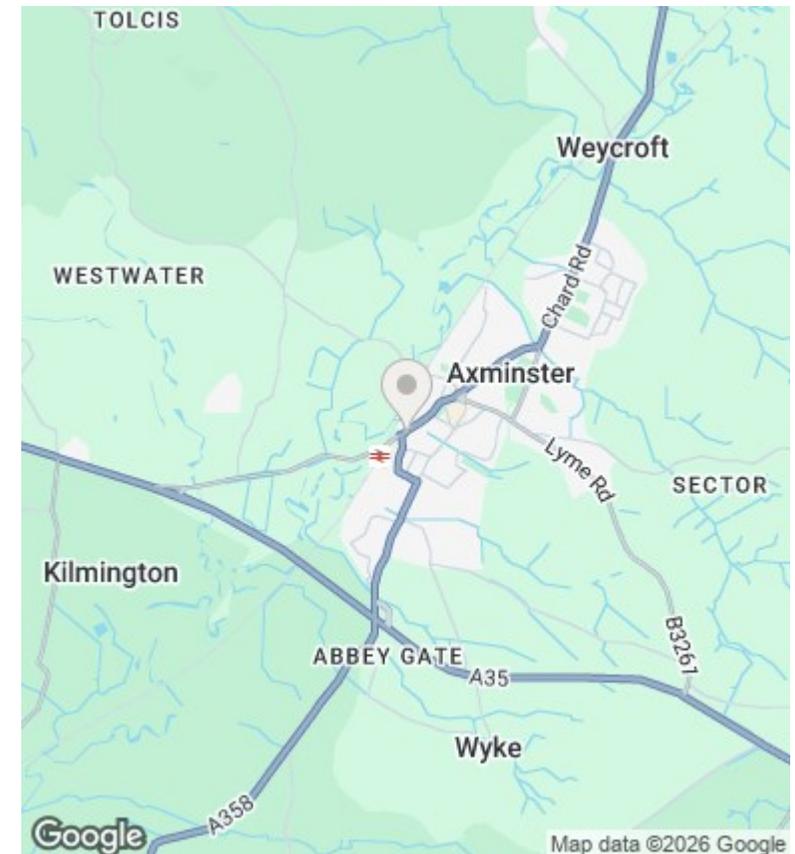
Utilities: Mains Water, Mains Drainage and Mains Electric

Vendor Position: This property is being sold with no onward chain.

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	