



## 9 Mitchell Gardens, Axminster, EX13 5FG

Guide Price £210,000 Leasehold

- Two Bedroom One Reception Room Maisonette
- Bathroom
- Open Plan Lounge/Kitchen
- Balcony
- Fully Fitted Kitchen
- Town Centre Location

# 9 Mitchell Gardens, Axminster EX13 5FG

This immaculate two-bedroom maisonette is for sale in the popular town of Axminster, offering a practical layout and convenient access to local amenities and transport.

Set over two levels, the property features an open-plan reception space, ideal for flexible living and dining arrangements. The arrangement flows naturally towards the sleeping accommodation, where you'll find two double bedrooms. One of the bedrooms benefits from its own balcony, providing a pleasant outdoor space. The property also includes a well-appointed bathroom and the welcome advantage of parking.

With its open-plan layout, two double bedrooms and parking, this maisonette is well suited to first-time buyers and investors looking for a property in a location with public transport links and local amenities close by



Council Tax Band: B



### Entrance Hall

Doors lead to the accommodation. Featuring a staircase with a wooden balustrade leading to the first floor. Smoke detector overhead, radiator and telephone connection.

### Cloakroom

Comprising of a white suite featuring a low level hand flush w.c. and hand basin with a single tiled splashback. A rear facing opaque uPVC double glazed window with display sill and lightly coloured tiled flooring. Radiator.

### Lounge/Kitchen

21'4" x 14'6" (6.51 x 4.42)

A spacious open plan living space with dual aspects facing out from the side of the property. The lounge area consists of a uPVC sliding door opening out onto a glass Juliette balcony, radiator, telephone and aerial connections. The kitchen space features a range of modern style wall and base mounted cupboards and drawers with lightly coloured work tops. Consisting of a cupboard housing a Vaillant boiler with a fitted Blomberg washer dryer underneath. Continuing round to a stainless steel sink and drainer and fitted slim line dishwasher underneath. Leading to a Neff electric induction hob and extractor fan with a electric oven below, finishing with fitted fridge and freezer. Additional radiator and LED spotlights throughout.

### Bedroom 2

9'10" x 11'2" (3.01 x 3.41)

A double bedroom with a rear facing uPVC double glazed window with display sill and radiator underneath.

### Landing

Stairs with a wooden balustrade ascend past a rear facing uPVC double glazed window with display sill to the landing.

Featuring doors leading to the accommodation and a useful storage cupboard with shelving. Smoke detector and a uPVC double glazed Velux window are overhead

### Bathroom

8'4" x 6'7" (2.56 x 2.03)

Fitted with a white suite with lightly coloured tiled flooring and lightly coloured tiled splashbacks. Featuring a central heating towel rail, pedestal hand basin and panelled bath unit with uPVC double glazed Velux window overhead. Continuing round to a low level hand flush w.c. and fully enclosed separate walk in shower. Extractor fan.

### Bedroom 1

14'3" x 13'1" (4.35 x 4.00)

This master double bedroom features a built in wardrobe with metal hanging rail and front facing uPVC double glazed Velux window. Radiator and telephone and aerial connections with additional alcove storage space. A rear facing uPVC double glazed sliding door opens out onto the balcony.

### Balcony

7'1" x 13'10" (2.17 x 4.22)

A glass with metal hand rail enclosed balcony area.

### Agents Notes

Tenure: Leasehold

Lease Length: 125 year lease commencing from 2015 with approximately 114 years remaining

Service Charge: £741.57per annum

Ground Rent: £180

Local Authority: East Devon District Council

Council Tax Band: B

Utilities; All utilities are mains connected

Broadband: Full fibre broadband is available to order. Please visit [openreach.com](http://openreach.com) for more information

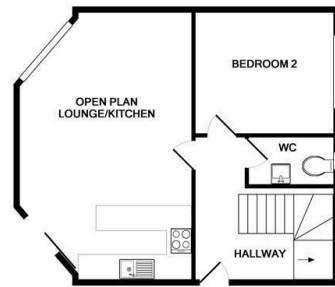
Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk; Very low risk from flooding rivers and sea. Low risk from flooding from surface water

### Local Area

Axminster's town centre offers a range of shops, supermarkets and everyday services, along with cafés and eateries, making day-to-day living straightforward. The nearby countryside and surrounding East Devon landscape provide attractive walking opportunities and access to green space.

For those needing to travel further afield, Axminster railway station is within easy reach and sits on the Exeter–London Waterloo line. Journeys to Exeter typically take around 40 minutes, while services to London Waterloo are usually around 2 hours 45 minutes, making this a practical base for both work and leisure trips.

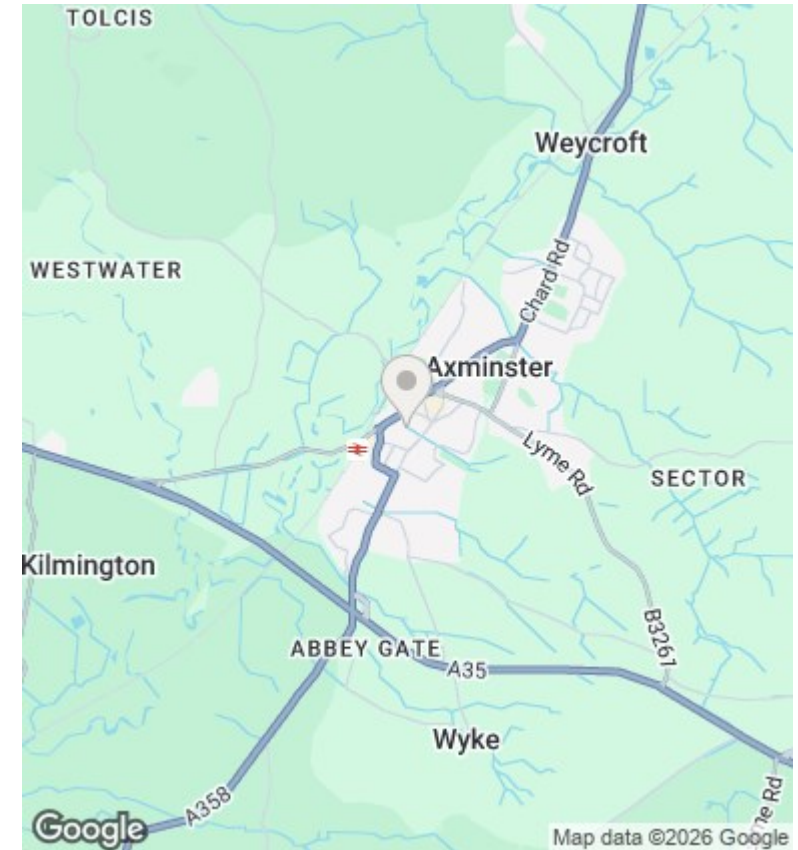


GROUND FLOOR  
APPROX. FLOOR  
AREA 508 SQ.FT.  
(47.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 West Street proceed down the road towards the roundabout and take the left hand turning onto West Close. Take the next left turn on Mitchell Gardens and the property can be found on the left hand side

## 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) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	