



52A Foxhill, Axminster, EX13 5LQ

Guide Price £140,000 Leasehold - Share of Freehold

- Two Bedroom Masionette
- Cloakroom
- Off Road Parking
- Lounge/Diner
- Bathroom
- Subject to a Section 157 Housing Restriction
- Kitchen
- Garden

52A Foxhill, Axminster EX13 5LQ

This two-bedroom maisonette is for sale in the popular market town of Axminster, offering a practical layout that will appeal to both first-time buyers and investors. Set over two levels, the property includes one reception room, a separate kitchen and bathroom, along with a double bedroom and a single bedroom, making it suitable for an individual, couple or small family. A particular benefit is the garden, providing valuable outdoor space. The property is subject to a Section 157 restriction.

With its two bedrooms, garden and convenient Axminster setting, this maisonette represents a solid opportunity for those looking to step onto the property ladder or secure a rental investment in a well-connected West Country town.



Council Tax Band: A



Hallway

Doors leading to the accommodation with stairs ascending to the first floor. Further benefiting from a smoke detector overhead and a window to the rear aspect.

Kitchen

7'4" x 9'2" (2.24 x 2.80)

Fitted with a range of matching wall and base units with worktops over comprising a cooker with an extractor hood above, continuing round to a stainless steel sink and drainer.

Further benefiting from a window to the rear aspect, a wall mounted boiler, space and plumbing for a washing machine and space for a free standing fridge freezer.

Bathroom

5'7" x 6'0" (1.72 x 1.83)

Fitted with a white suite comprising a panelled bath unit with a shower attachment over taps and a pedestal hand wash basin. An opaque window to the rear aspect and radiator.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. Further benefiting from an opaque window to the rear aspect and a radiator.

Bedroom 1

10'1"x 8'11" (3.08x 2.73)

A double bedroom with a window to the front aspect, radiator and alcove storage space.

Bedroom 2

10'0" x 7'4" (3.07 x 2.26)

A single bedroom with a window to the front aspect, radiator and a fitted wardrobe.

Lounge/Diner

22'8" x 13'5" (6.92 x 4.11)

An open room with a feature dormer window to the rear aspect, overlooking the nearby park and playing field. Further benefiting from a smoke detector, three radiators and eaves storage..

Outside

The property benefits from a small laid to lawn garden space.

Agents Notes

Tenure: Leasehold with a share of the freehold

Local Authority: East Devon District Council

Tax Band: A

Leasehold Length: 125 year lease commencing from 22.12.2014

Ground Rent: £100

Utilities: All utilities are mains connected

Broadband: Full fibre broadband is available to order. Please visit openreach.com for more information

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

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

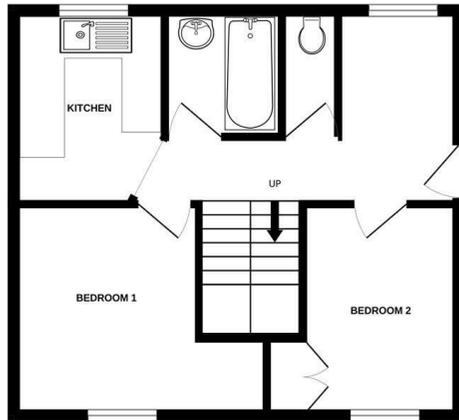
This property is subject to a Section 157 Housing Restriction.

Location

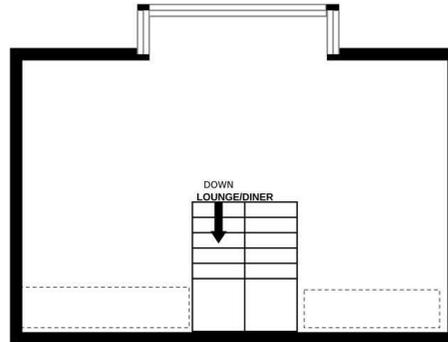
Axminster is well known for its traditional high street, with a range of independent shops, supermarkets, cafés and everyday amenities all within easy reach. Nearby you'll also find green spaces and countryside walks, with the beautiful East Devon and Dorset coastline, including Lyme Regis and Seaton, accessible by car in around 15–20 minutes.

Public transport is a strong feature of the location. **Axminster railway station** is the nearest mainline station, offering direct services to **Exeter St Davids** (around 40 minutes) and **London Waterloo** (around 2 hours 45 minutes), making this a practical base for commuting or visiting the city while enjoying a quieter town setting. Local bus routes also connect Axminster with surrounding villages and coastal towns.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

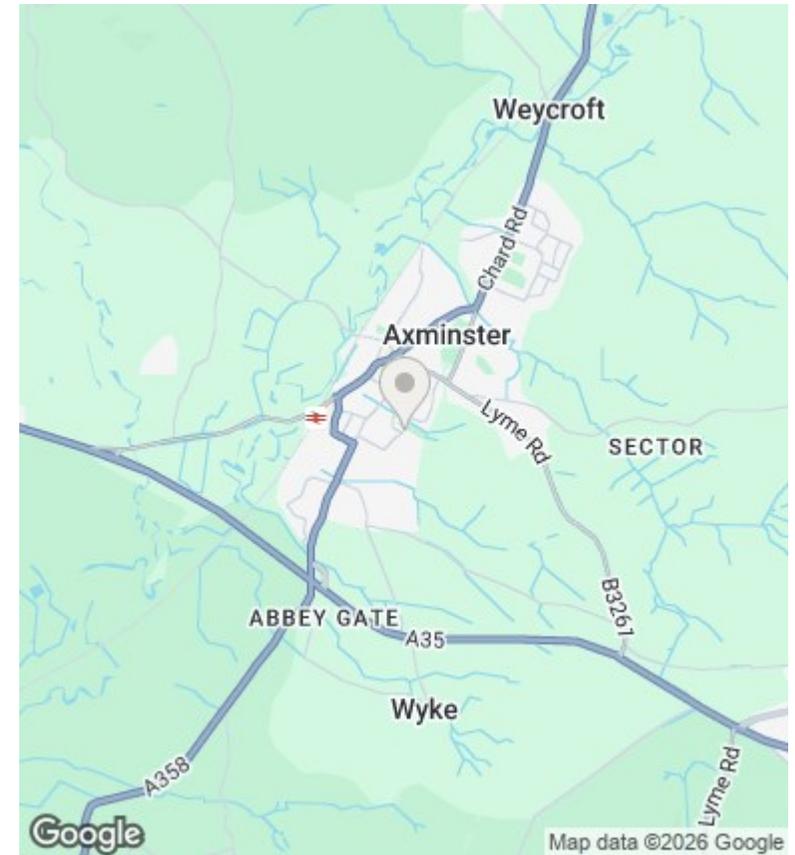


1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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 West Street, proceed down to the roundabout and turn left onto King Edward Road. Follow the road up the hill and turn left into Musbury Road. Take the right hand turning into Boxfield Road and continue up the hill. Turn left into Foxhill.

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	