



2 Melody Place King Edward Road, Axminster, EX13 5PW

Guide Price £210,000 Freehold

- Two Bedroom House
- Cloakroom
- Off Road Parking
- Lounge
- Bathroom
- Kitchen
- Private Garden

2 Melody Place King Edward Road, Axminster EX13 5PW

A two bedroom terraced house located within walking distance of Axminster town centre, the local train station and other transport links. On the ground floor the property comprises a lounge, kitchen and cloakroom. Upstairs the property benefits from two bedrooms and a family bathroom. Outside the property enjoys off road parking and a private enclosed garden. This property comes to the market with tenants currently in situ making it an attractive prospect for buy-to-let investors.



Council Tax Band: B



Lounge

4.24 (1.22m.7.32m)

A spacious reception room with stairs with a wooden hand rail and balustrade ascending to the first floor. Further benefiting a box bay window to the front aspect, radiator, a window to the side aspect, smoke detector and fuse box.

Kitchen

10'3" x 7'8" (3.13 x 2.34)

Fitted with a range of matching wall and base units with work tops over comprising a four ring gas hob with an oven underneath and an extractor hood above. Continuing round to a stainless steel sink and drainer with a window to the side aspect and cupboard housing a wall mounted gas boiler. The kitchen further benefits from space and plumbing for three white goods under the work tops and a radiator.

Cloakroom

Fitted with a white suite comprising a low level hand flush w,c, and a pedestal hand wash basin. Further benefiting from an extractor fan.

Landing

Stairs leading to the first floor accommodation with a smoke detector and loft access overhead. Further benefiting from two storage cupboards.

Bedroom 1

13'11" x 7'5" (4.25 x 2.28)

A double bedroom with a box bay window to the front aspect, radiator and a useful storage cupboard.

Bedroom2

7'0" x 8'10" (2.15 x 2.71)

A single bedroom with a window to the rear aspect and radiator.

Bathroom

7'0" x 6'5" (2.15 x 1.96)

Fitted with a white suite comprising a paneled bath unit with a wall mounted

shower over taps, containing round to a low level hand flush w,c, and a pedestal hand wash basin. Further benefiting from an opaque window to the side aspect and an extractor fan.

Outside

The property benefits from its own private garden which is accessed by a shared graveled pathway at the side of the property. The enclosed garden is mostly a grass lawn with some border flowerbeds.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

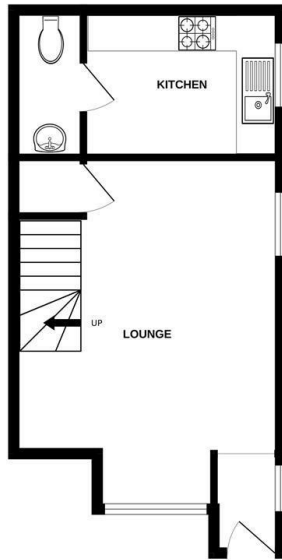
Utilities: All utilities are mains supply

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.

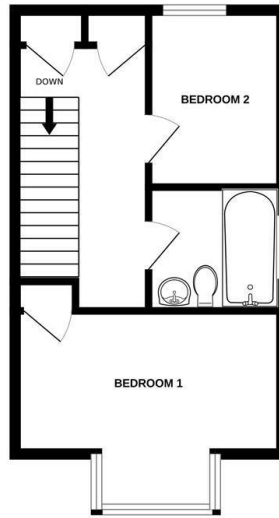
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

The property is currently let and has tenants in situ.

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA - 697 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are for information only and no guarantee is given as to their operability or efficiency can be given. Made with Hoxpox (2025)



Directions

From our Axminster office in West Street turn right, head down the road until you approach the roundabout, take the first exit leading to King Edward Road. The property is then located shortly on the right 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)	A		
(81-91)	B		87
(69-80)	C	73	
(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	