

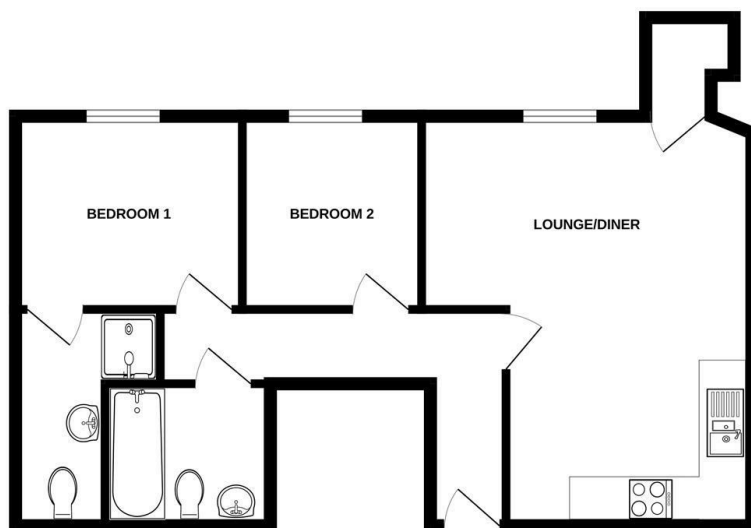


## Flat 7 Mellows Court West Street, Axminster, EX13 5NE

Guide Price £125,000 Leasehold

- 2 Bedroom Ground Floor Flat
- Phone Entry System
- Town Centre Location
- Master Bedroom with Ensuite
- Allocated Parking in a Secure Gated Car Park
- Allocated Storage
- Open Plan Lounge/Kitchen/Diner
- Lift Access
- Subject to a over 55s Age Restriction

GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (53.9 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 misstatement. 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

Mellowes Court is located immediately behind our office in West Street, Axminster.

## Viewings

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

## Council Tax Band

B

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	