



## Flat 2 Castle Hill House North Street, Axminster, EX13 5QF

Guide Price £200,000 Leasehold

- Three Bedroom Second floor Apartment
- Kitchen
- Town Centre Location
- Master En-Suite Bedroom
- Bathroom
- Lounge
- Situated in a Grade II Listed Building

# Flat 2 Castle Hill House North Street, Axminster EX13 5QF

This charming three-bedroom, second-floor apartment offers a unique blend of modern living and historical character. Housed within a converted Grade II listed building, the property boasts an inviting atmosphere that is both spacious and comfortable.

Upon entering, you will find a spacious lounge that serves as the perfect space for relaxation or entertaining guests. The well-appointed kitchen is conveniently adjacent, making it easy to prepare meals while enjoying the company of family and friends. The apartment features three generously sized bedrooms, including a master ensuite.

The apartment's location in the town centre means that you are just a stone's throw away from local amenities, shops, and eateries, making it a convenient choice for modern living.



Council Tax Band: B



### Entrance

Stairs leading to the main accommodation with a window to the side aspect and a radiator.

### Landing

Doors leading to the accommodation with two radiators and two windows to the side aspect. Further benefiting from a storage cupboard that houses the gas boiler and a separate storage cupboard that benefits from access to the loft.

### Master En-Suite Bedroom

19'3" x 19'9" (5.87 x 6.03)

A master en-suite double bedroom with windows to the front and side aspects. Further benefiting from a wall mounted boiler.

### En-Suite

6'8" x 6'9" (2.04 x 2.07)

Fitted with a white suite this en-suite comprises a low level hand flush w.c. a pedestal hand wash basin and a shower cubicle with a wall mounted waterfall effect mains shower.

### Bedroom 2

15'9" x 10'6" (4.82 x 3.22)

A double bedroom with a window to the front aspect and radiator.

### Bedroom 3

10'8" x 11'2" (3.26 x 3.42)

A double bedroom with a window to the front aspect and radiator.

### Lounge

20'9" x 12'7" (6.35 x 3.86)

A spacious reception room with two windows to the side aspect and a radiator. Further benefiting from a fuse box and a storage cupboard.

### Kitchen

11'1" x 9'4" (3.38 x 2.86)

Fitted with a range of matching wall and base units with work tops the kitchen features a stainless steel sink and drainer, space for a free standing hob and oven and space and plumbing for a washing machine. A window to the side aspect and a radiator.

### Bathroom

9'4" x 6'4" (2.86 x 1.94)

This fitted bathroom comprises a bath unit, a low level hand flush w.c. a pedestal hand wash basin and a walk in shower with a wall mounted electric shower. An opaque window to the rear aspect and a heated towel rail.

### Outside

The property enjoys the use of a small enclosed garden which is the sole use for Flat 2. The property further enjoys the use of a shared storage area in the cellar of the building.

### Agents Notes

Tenure: Leasehold

Lease Length: 200 year lease starting from 19/12/1986

Ground Rent: £1

Service Charge/Sink Fund: We have been advised that there is currently no sink fund in place.

Local Authority: East Devon District Council

Council Tax Band: B

Utilities: Gas, electric, water and drainage are mains connected.

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](http://openreach.com) for more information.

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

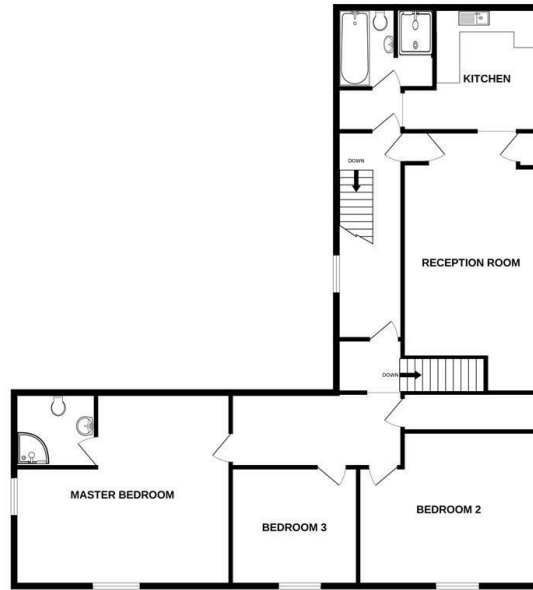
Flood Risk: Very low risk of flooding from surface water and very low risk of flooding from rivers and the sea.

The property currently has two registered titles DN234359 and DN360847 and the sellers are looking to have the property registered on one title.

GROUND FLOOR  
95 sq ft (8.8 sq.m.) approx.



FIRST FLOOR  
1425 sq ft (132.4 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint 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 up into the centre of town. Just before The George Hotel turn left and then immediately left again into Castle Hill. After a short distance down the hill take the right hand turn onto North Street. Proceed down North Street and the property can shortly be found 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</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	