



Cherry Tree Road, Axminster EX13 5GG

welcome to

Cherry Tree Road, Axminster

Fox & Sons are delighted to bring to the market this lovely two bedroom end terraced home, conveniently located on the outskirts of the historic market town of Axminster.

Front Of Property

Paved path leading to porch covered front door bordered by gravel areas, outside light

Entrance Hallway

Entered via front door with opaque double glazed insert, stairs rising to first floor, radiator, ceiling light point

Lounge

uPVC double glazed window to front aspect with views to hills beyond, under stairs cupboard, radiator, ceiling light point

Kitchen

uPVC double glazed window to rear aspect, door with opaque double glazed insert leading to rear garden, range of wall and base units with worktop over and tiled splashback, space for freestanding oven and fridge/freezer, radiator, ceiling light point

Utility Area

uPVC double glazed window to side aspect, wall mounted boiler, space for free standing domestic appliances, ceiling light point

Downstairs Cloakroom

uPVC opaque double glazed window to side aspect, hand wash basin, low level WC, radiator, ceiling light point

Landing

uPVC double glazed window to side aspect, doors leading to subsequent rooms, loft hatch (partially boarded with lighting), ceiling light point

Master Bedroom

uPVC double glazed window to rear aspect, radiator, ceiling light point

Bedroom 2

uPVC double glazed window to front aspect with views to hills beyond, over stairs storage cupboard with heater, radiator, ceiling light point

Family Bathroom

Panel bath with shower over, hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

Rear Garden

Fully timber fence enclosed rear garden, patio with shingle feature and laid to lawn area, steps leading up to further laid to lawn area, views across property to hills beyond, side access gate, range of established trees and plants, including apple and plumb trees and strawberry plants

Driveway

Paved driveway to side of property with ample parking

Agent's Note 1

This property is subject to a Section 106 restriction and is therefore being sold at 80% of open market value to someone with a local connection to Axminster - please call Fox and Sons for more information

Agent's Note 2

Please note: the remaining lease term is less than 80 years - please call Fox & Sons Axminster for more information





Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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Cherry Tree Road, Axminster

- SUBJECT TO A SECTION 106
- NO ONGOING CHAIN
- COUNCIL TAX BAND B
- TWO BEDROOMS
- KITCHEN WITH UTILITY AREA

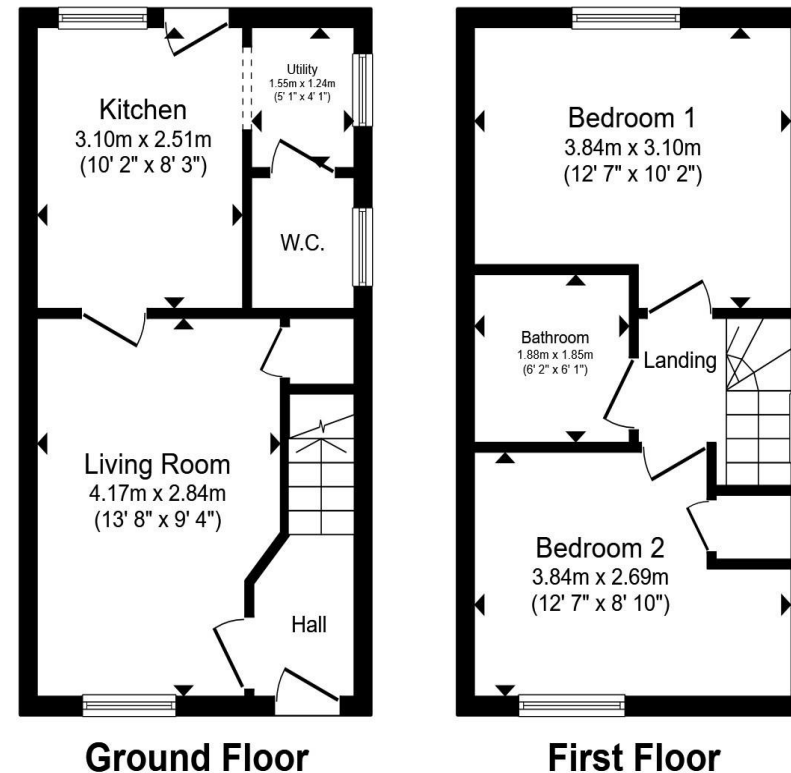
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 28 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£187,500



Total floor area 56.5 m² (608 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
AXM104940 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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