



Trafalgar Terrace, Branscombe Seaton EX12 3DF

welcome to

Trafalgar Terrace, Branscombe Seaton

Ideal opportunity for home owners who are looking to put their own stamp on a property! In need of refurbishment throughout, nestled in the pretty village of Branscombe (UNESCO Jurassic Coast World Heritage site) enjoying stunning views and offered for sale with NO ONWARDS CHAIN

Entrance Hall

Entered via wooden front door, uPVC double glazed window, wall lighting

Lounge

16' 2" x 9' 10" (4.93m x 3.00m)
uPVC double glazed windows to front and rear aspect, wall lighting, radiators

Kitchen Diner

16' 2" x 13' 4" (4.93m x 4.06m)
uPVC double glazed windows to front and rear aspects, range of wall and base units with worksurface over, space for a range of domestic appliances, ceiling lighting, cupboard housing oil boiler, radiator

Utility Room

10' 6" x 5' 1" (3.20m x 1.55m)
Wooden door opening into garden, space and plumbing for washing machine, door leading to WC

Landing

Access to loft space via hatch, cupboard housing water tank

Bedroom One

13' 4" x 9' 1" (4.06m x 2.77m)
uPVC double glazed window, radiator, ceiling light point

Bedroom Two

10' 4" max x 11' 7" max (3.15m max x 3.53m max)
uPVC double glazed window, radiator, ceiling light point

Bedroom Three

10' 2" x 6' 10" (3.10m x 2.08m)
uPVC double glazed window, radiator, ceiling light

point

Bathroom

uPVC double glazed window, panel bath, wash hand basin, spot lighting, radiator

W.C.

uPVC double glazed window, low level WC, spot lighting

Gardens

Generous sloped and landscaped gardens, laid to lawn, range of mature plants and trees

Agents Note

Please note the property is subject to a Section 157 local occupancy restriction. This means purchasers must demonstrate a qualifying local connection to the Devon area, typically through residence, employment, or close family ties. Please call us in branch for further details.

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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Trafalgar Terrace, Branscombe Seaton

- COUNCIL TAX BAND = C
- SECTION 157 RESTRICTION
- IN NEED OF REFURBISHMENT THROUGHOUT
- SLOPED LANDSCAPED GARDENS
- NO ONWARDS CHAIN

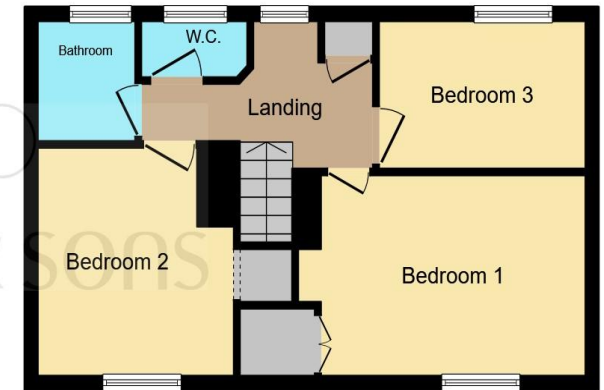
Tenure: Freehold EPC Rating: E

Council Tax Band: C

£250,000



Ground Floor



First Floor

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.focalagent.com

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Property Ref:
AXM104879 - 0006

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.

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fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk