



Lyme Street, Axminster EX13 5AU

welcome to

Lyme Street, Axminster

A rare opportunity to acquire a unique property, ideally positioned in the heart of the historic market town of Axminster.

- NO ONWARDS CHAIN

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

With uPVC double glazed front door with obscured glass insert, uPVC double glazed window to the front aspect, radiator, ceiling light point and wood paneling to walls.

Hall

With fuse box and consumer unit, radiator, smoke alarm, ceiling light point, stairs rising to the first floor.

Storage

With uPVC window, ceiling light point and understairs storage cupboard.

Dining Room

With uPVC double glazed window, radiator and ceiling light point. Door to:

Shower Room

Suite comprising shower cubicle housing electric shower unit, wash hand basin with vanity unit, tiling to all splashback areas and floor, extractor fan, heated towel rail, spotlights and two uPVC obscured double glazed windows.

Outer Lobby

A covered area laid to astro turf with stone walls and a wooden door providing access to the:

Utility Room

With wall and base units and adjoining work surfaces, space and plumbing for washing machine ceiling light point and understairs storage cupboard.





First Floor Landing

With stairs rising from the Lobby. uPVC double glazed window, radiator, smoke alarm, loft access and ceiling light point.

Bathroom

Suite comprising bath with electric shower over, WC, wash hand basin with vanity unit beneath, mirror with shaver point and spotlights.

Bedroom One

With uPVC double glazed window, radiator and ceiling light point.

Bedroom Two

With uPVC double glazed window, radiator, ceiling light point and fitted wardrobes with sliding doors.

Bedroom Three

With uPVC double glazed window and sliding doors leading on to the balcony, radiator, wall lights and feature electric fire with surround.

Kitchen

With a range of wall and base units and adjoining work surfaces, one and a half bowl sink unit, space for electric cooker, under plinth lighting and ceiling light point. uPVC double glazed window.

Pantry

With sliding doors, radiator and ceiling light point.

Balcony

Enclosed south facing balcony.

Agents Note

The title plan is being amended to update the boundary lines at the property. Please ensure with the branch for more details and your conveyancer can advise you further.



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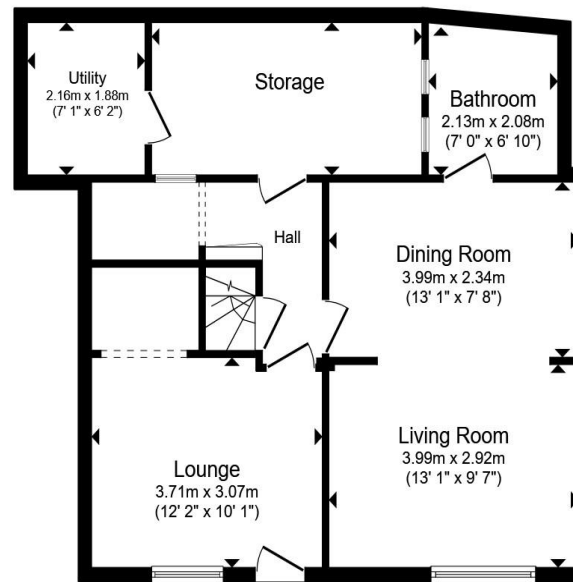
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND = B
- NO ONWARDS CHAIN

Tenure: Freehold EPC Rating: D

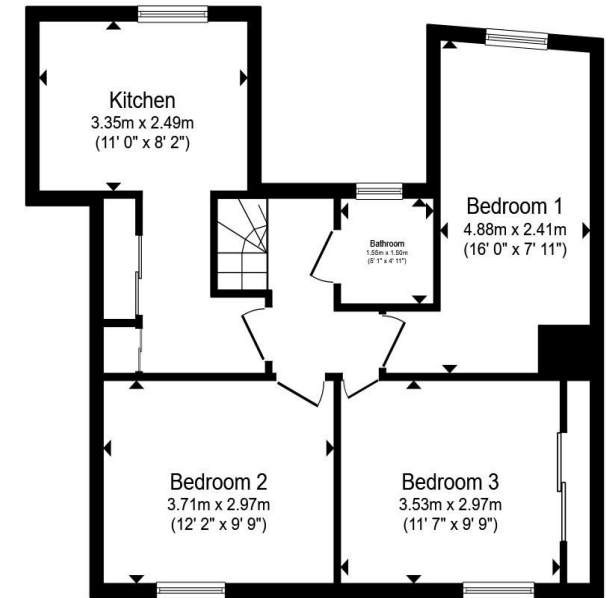
Council Tax Band: B

guide price

£145,000



Ground Floor



First Floor

Total floor area 121.6 m² (1,309 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:
AXM105282 - 0003

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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