



North Street, Axminster EX13 5QS

welcome to

North Street, Axminster

Offered for sale with no onward chain, this extended mid-terrace home presents an excellent opportunity for buyers looking to create a home tailored to their own tastes or for investors seeking a project with potential.

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

Entered via uPVC double glazed door, uPVC double glazed windows to front and rear aspect, built in coat cupboard, stairs rising to first floor, radiator

Kitchen

uPVC double glazed window to side aspect, range of wall and base units with work surface over, integrated eye level electric oven, gas hob with cooker hood over, space for upright fridge freezer, radiator, spot lighting, uPVC double glazed opaque glass door opening to garden

Utility Room

Wall mounted combi boiler, space and plumbing for washing machine, spotlighting

Landing

Access to loft via hatch, airing cupboard, radiator, ceiling light point

Bedroom One

uPVC double glazed window to front aspect, built in wardrobes, radiator, ceiling light point

Bedroom Two

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

Bathroom

uPVC double glazed opaque glass window to rear aspect, panel bath with electric shower over, low level WC, wash hand basin, heated towel rail, spot lighting



Rear Courtyard

laid to gravel, gated access to rear, outside store

Parking

allocated parking to the rear



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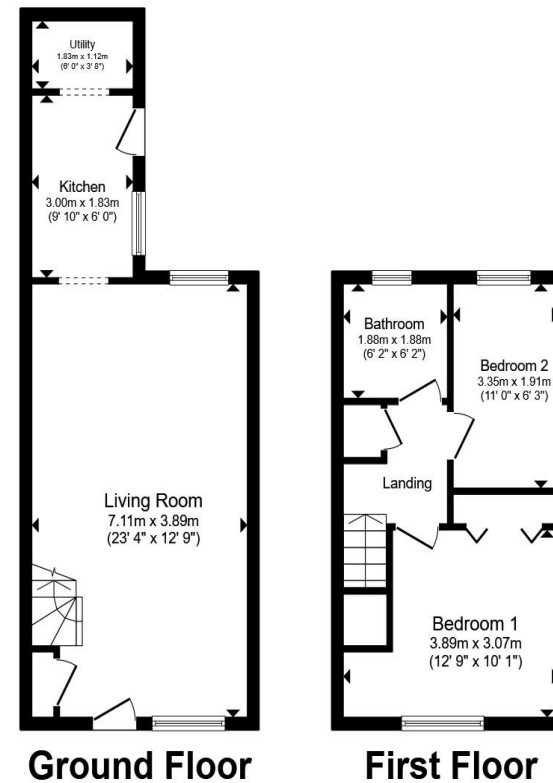
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND = B
- NO ONWARDS CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£165,000



Total floor area 63.2 m² (680 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:
AXM105259 - 0002

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