



4 Otterton Mews, Second Ave, Axminster, EX13 5GE

Guide Price £120,000 Leasehold

- One Bedroom Ground Floor Flat
- Double Bedroom
- Lounge/Diner
- Bathroom
- Kitchen
- Use of a Communal Garden

4 Otterton Mews, Axminster EX13 5GE

This well-presented one-bedroom ground floor apartment provides an excellent opportunity for first-time buyers, downsizers, or investors alike. Occupying a convenient position, the property benefits from bright and spacious accommodation throughout, decorated in neutral tones and fitted with attractive contemporary flooring.

The accommodation comprises a generous sitting room enjoying plenty of natural light and offering ample space for both living and dining furniture, together with a fitted kitchen featuring a range of wall and base units, integrated oven and gas hob, and space for additional appliances. The double bedroom is well-proportioned and comfortably accommodates a range of bedroom furniture, while the bathroom is fitted with a white suite including a bath with shower screen, wash hand basin and WC.



Council Tax Band: A



Entrance Hall

Doors leading to the accommodation with a radiator and a smoke detector.

Lounge/Diner

20'8" x 14'4" max (6.32 x 4.39 max)

A bright and generously proportioned reception room enjoying front-facing windows, allowing an abundance of natural light to flood the space. Recently redecorated in neutral tones and fitted with attractive contemporary carpeting, the room provides a comfortable and versatile setting for both relaxing and entertaining. An open doorway leads through to the kitchen, creating a practical and sociable layout, while a radiator and multiple power points add to the room's everyday convenience.

Kitchen

7'10" x 12'0" (2.39 x 3.68)

Fitted with a range of matching wall and base units complemented by roll-edge work surfaces and a tiled splashback. The kitchen incorporates a stainless steel sink and drainer positioned beneath a window providing natural light, together with an integrated electric oven and four-burner gas hob. There is space and plumbing for additional appliances, ample cupboard storage, and room for food preparation. Finished in neutral tones, the kitchen offers a practical and functional space for everyday living.

Bedroom

10'9" x 12'2" (3.29 x 3.72)

A well-proportioned double bedroom presented in excellent decorative order, featuring a large window that provides plenty of natural light and a pleasant outlook. The room benefits from fresh neutral décor and fitted carpeting, creating a bright and inviting atmosphere. Offering ample space for a double bed and additional bedroom furniture, this comfortable room is further enhanced by a radiator and convenient power points.

Bathroom

A modern white bathroom suite comprising a panelled bath with mixer tap and

fitted glass shower screen, pedestal wash hand basin, and low-level WC. Finished with wall tiling and flooring, the room enjoys natural light and ventilation from a frosted window. Well presented throughout, the bathroom provides a clean and functional space ideal for everyday use.

Agents Notes

Tenure: Leasehold

Lease length: 125 year length lease commencing from 01/01/2005

Local Authority: East Devon District Council

Council Tax Band: A

Service Charge: £720 per annum

Ground Rent: £100 per annum

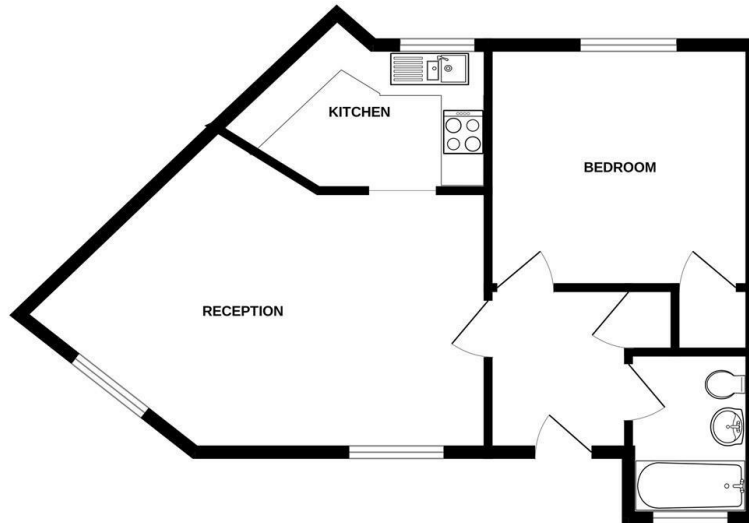
Broadband: Full fibre broadband is available to order. For more information go to openreach.com

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Utilities: Mains gas, mains electric, mains water and mains drainage.

Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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

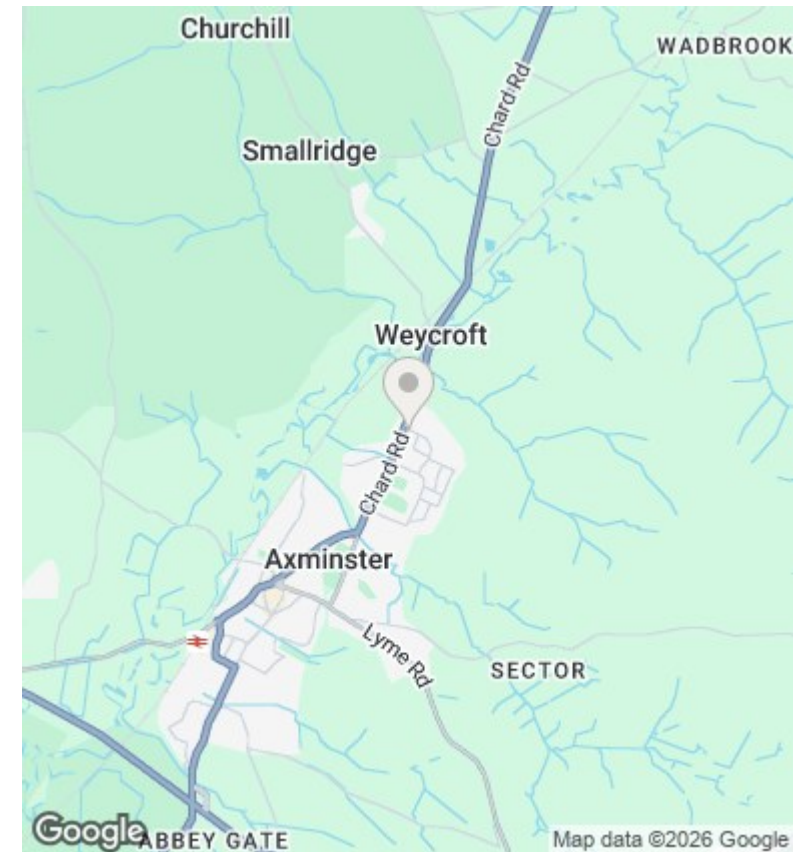
what3words: irrigate.sideboard.clan

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		