

Axminster Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



2 Silver Street, Axminster, Devon, EX13 5AH
Guide Price £245,000



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On the market for the first time in 22 years, this beautifully presented two bedroom stone cottage is deceptively spacious and has been extensively improved by the current owner.



Property Details

- Deceptively spacious accommodation
- Well-presented throughout
- Modern kitchen
- Convenient central location
- Garden

THE PROPERTY

The property is conveniently located central to Axminster town centre, with a level walk to the local shops and amenities. Under the current ownership the property has had extensive improvements including recently fitted modern double glazed windows and doors throughout, a new gas boiler, a new bathroom suite and a fully fitted kitchen.

On entering the cottage, the property comprises of living room with storage cupboard, fireplace with gas burning stove and a front aspect window. The kitchen/ dining room has been opened up to create a light and airy open plan entertaining space. The kitchen is presented to a high standard with cream shaker style kitchen units with undercounter lighting and a wood effect worktop including an inset stainless steel sink. Throughout the kitchen you will find an array of integrated appliances including a built-in oven, ceramic hob with extractor hood above, integrated dishwasher and a tall fridge freezer. A skylight window provides plentiful light to the kitchen diner along with the full length glazed patio door to the garden.

A staircase with understairs storage leads up to the first floor galleried landing. To the front of the property is bedroom one which is of large double size with a front aspect double glazed window, a built-in double wardrobe and a linen/ storage cupboard. To the rear of the property is bedroom two of single size which could also be used as a home office study area.

The modern family bathroom has been recently updated with a rear aspect double glazed window, white marble effect ceramic tiles, a white bath suite comprising of a bath with shower tap facility, a combination vanity unit including handwash basin and WC. A wall mounted heated towel rail and light up vanity wall mirror.

OUTSIDE

The garden is beautifully presented over two levels and has been lovingly cared for. The lower patio seating area has raised stone wall planting borders, creating a pleasant space perfect for alfresco dining. The upper level comprises of laid to lawn with planting beds on both sides including well-established trees, flowers and shrubs and a summerhouse (with power) at the top of the garden with a further secluded seating area.

SITUATION

Silver Street is perfectly positioned within Axminster town centre and forms part of a historical area with traditional buildings. Within Axminster itself there are a range of leisure, health care and shopping amenities including both a Tesco and Co-Operative Supermarket, Swimming Pool with Leisure Centre, and a General Hospital.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Gas Central Heating

Construction Type: Stone construction with slate roof (1849)

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside.

Parking: No parking with the property, however the East Devon Council car park is just around the corner where a yearly permit can be obtained.

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: A (East Devon District Council)

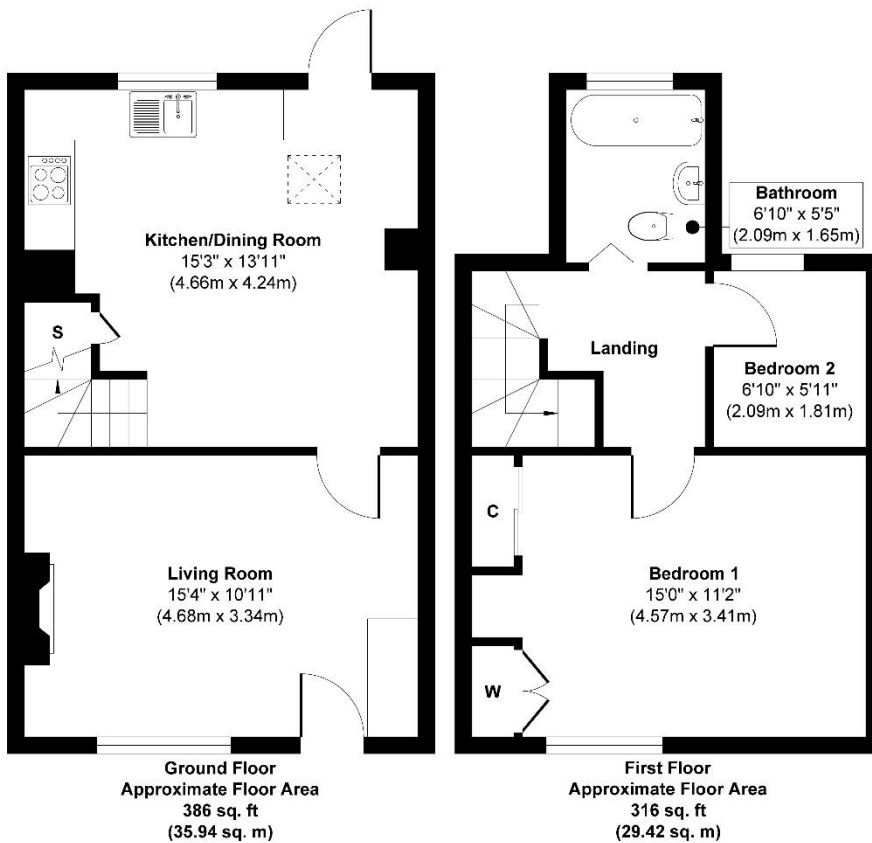
EPC: Instructed awaiting certificate

VIEWINGS

Strictly by appointment only with Vicary & Co



Silver Street, Axminster, Devon, EX13 5AH



Approx. Gross Internal Floor Area 702 sq. ft / 65.36 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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