



For sale

Abbeyfield House, Silver Street, Axminster, Devon, EX13 5AH

Former care home in the heart of the town centre

Viewing by prior appointment
with Damian Cook MRICS

10 bedrooms (6 en-suite), kitchen, dining room, lounge and 3
additional bath/wet rooms plus storage.

(01392) 202203

damian@sccexeter.co.uk

Private gardens

Potential for conversion to a principal residence or flats (Subject to
planning)

Guide price: £295,000

strattoncrebercommercial.co.uk

Location

Axminster is a popular market town on the river Axe within the East Devon Area of Outstanding Natural Beauty (AONB), benefitting from excellent rail links to London and Exeter.

The premises is located on Silver Street in a peaceful location close to St Mary's Church and walking distance to the town centre shops and cafes. The main A358 close by links Axminster with Devon and Dorset. The town benefits from a population of approximately 6,000 and a good rural catchment.

Description

Abbeyfield House comprises a former 10 bedroom care home with private gardens within the centre of the town adjoining Stamford House Dental Practice. The ground floor of the main building comprises 3 bedrooms (1 en suite), dining room opening out in the garden, kitchen, laundry room, separate bathroom and reception/ entrance hall. There is an attached single storey annex with two bedrooms both en suite and store cupboard. A wide stair case rises to the first floor of the main building which comprises 5 bedrooms (3 en suite), lounge, and further wet room.

The property benefits from an enclosed private garden.

Accommodation

Abbeyfield House comprises a floor area of approximately 302.16 sqm (3252 sq ft) with the following dimensions:

Ground Floor

Bedroom 1	29.44 sqm
Bedroom 2	20.24 sqm
Bedroom 3	26.74 sqm
Bedroom 4	17.26 sqm
Bedroom 5	19.53 sqm
Kitchen	15.17 sqm
Dining room	37.48 sqm
Reception/ entrance	15.66 sqm

3 en suite bath/ shower rooms, 2 separate bathrooms, store, laundry room and boiler room—unmeasured

First Floor

Bedroom 6	29.44 sqm
Bedroom 7	21.34 sqm
Bedroom 8	8.91 sqm
Bedroom 9	23.79 sqm
Bedroom 10	13.26 sqm
Lounge	23.90 sqm

3 en suite bathrooms and separate wet room unmeasured

Total:	302.16 sqm	3252 sq ft
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Price

The freehold interest is available at Guide Price: £295,000

Energy Performance Certificate (EPC)

An EPC is available for this property from the agents. The rating is: D76

VAT

VAT is not chargeable to the freehold price.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

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