



**Lyme Road, Axminster, EX13 5BH**





**welcome to**

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A smart semi-detached Victorian character property, which is tucked away in a convenient location. Benefiting from gas fired central heating, double glazing and a level garden; this well presented home also comes to the market with no onward chain.



### **Entrance Hall**

With door to the front aspect, ceiling light point.

### **Lounge**

12' 10" x 14' 4" to rear of fireplace ( 3.91m x 4.37m to rear of fireplace )

With front aspect double glazed window, open fireplace, radiator and ceiling light point.

### **Kitchen**

14' 3" x 10' 6" to rear of fireplace ( 4.34m x 3.20m to rear of fireplace )

With double glazed window to the front and side aspect, a range of matching wall and base units with adjoining work surfaces, Belfast sink, tiling to the splashback area, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, space for range cooker with electric point, radiator and ceiling light point.

### **Cloakroom**

Accessed through a rear lobby with understairs storage and a door leading into: WC and ceiling light point.

### **First Floor Landing**

With staircase rising from the entrance hallway.

### **Bedroom One**

14' 4" max x 11' 9" to rear of fireplace ( 4.37m max x 3.58m to rear of fireplace )

With double glazed window to the front aspect, feature fireplace, radiator and ceiling light point.

### **Bedroom Two**

13' 5" max x 12' 11" max ( 4.09m max x 3.94m max )

With double glazed window to the front aspect, feature fireplace, radiator and ceiling light point.

### **Bedroom Three**

8' 1" x 7' 11" ( 2.46m x 2.41m )

With double glazed window to the side aspect, radiator and ceiling light point.

### **Bathroom**

12' 3" x 6' 5" plus door recess ( 3.73m x 1.96m plus door recess )

With double glazed window to the side aspect, bath with mixer taps over, wash hand basin, low level WC, separate shower cubicle, tiling to all splashback areas, heated towel rail, ceiling light point.

### **Outside**

The level garden lies to the side of the property and is laid mainly to lawn with borders. To one side is a useful brick outbuilding, with an adjacent area of decking.

### **Local Authority**

For Council Tax Banding Enquires go to [www.voa.gov.uk](http://www.voa.gov.uk) or East Devon District Council, Knowle, Sidmouth, Devon, EX10 8HL. Tel 01395 516551



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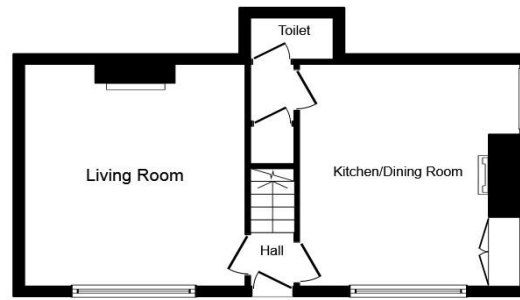


## welcome to Lyme Road

- Three Bedrooms
- Recently Refurbished
- Double Glazed
- Gas Central Heating
- No Onward Chain

Tenure: Freehold EPC Rating: G

# £275,000



### Ground Floor



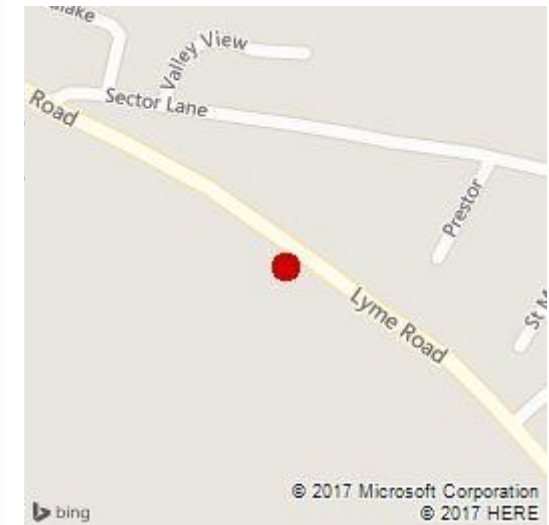
### First Floor

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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## directions to this property:

From our Fox and Sons Office in West Street, proceed out of town on the Lyme Road towards Lyme Regis. Just before Loup Court on the left, there is a property with a post box in the wall. Turn right opposite here and the property can be found a short distance down the lane.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AXM102087 - 0002

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