



## 3 Fairfield Close, Axminster, EX13 5LP

Guide Price £225,000 Freehold

- Three Bedroom Semi-Detached House
- Bathroom
- Enclosed Rear Garden
- Lounge
- Single Garage
- No Onward Chain
- Kitchen/Diner
- Driveway Parking

## 3 Fairfield Close, Axminster EX13 5LP

A three bedroom semi-detached chalet style house in need of modernisation located in a cul-de-sac location. Comprising a lounge, kitchen/diner and family bathroom the property further benefits from a single garage with driveway parking to the front and a fully enclosed rear garden. This property comes to the market with the additional benefit of no onward chain.



Council Tax Band: C



### Hallway

Door leading to the accommodation and stairs leading to the first floor.

### Lounge

15'5" x 12'11" (4.72 x 3.96)

Featuring a curved bay window to the front aspect with a feature gas fireplace with a tiled hearth and stone surround. Smoke detector.

### Kitchen/Diner

15'10" x 10'9" (4.85 x 3.30)

Fitted with a range of matching wall and base units with work tops over. Space and plumbing for a washing machine, a stainless steel sink and drainer with a window to the rear aspect. Continuing round to space for a oven with a extractor hood above. Further featuring a Johnson & Starley Hi Spec M31 gas fired warm air heater. The dining area has room for a dining room table and chairs and features a window to the rear aspect.

### Lean to

Door to the front aspect leads to the driveway parking and a door to the rear aspect leading to the garden.

### Landing

Doors leading to the accommodation, smoke detector and loft access overhead. Further featuring a airing cupboard with a water tank.

### Bedroom 1

13'8" x 9'6" (4.17 x 2.90)

A double bedroom with a window to the front aspect.

### Bedroom 2

9'3" x 9'1" (2.82 x 2.79)

A double bedroom with a window to the rear aspect and fitted with a double wardrobe with sliding wardrobe doors.

### Bedroom 3

10'5" x 5'10" (3.20 x 1.80)

A single bedroom with a window to the front aspect.

### Bathroom

Fitted with a coloured suite comprising a low level hand flush w.c, a pedestal hand wash basin and a panelled bath unit. A opaque window to the rear aspect.

### Garage

16'0" x 8'7" (4.88 x 2.64)

A single garage with a up and over garage door to the front aspect with driveway parking to the front.

### Outside

The property benefits from a fully enclosed rear garden with a paved walkway with steps up leading to a laid to lawn garden with a variety of well established plants featuring a wooden shed and glass greenhouse.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Utilities: All utilities are mains connected

Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

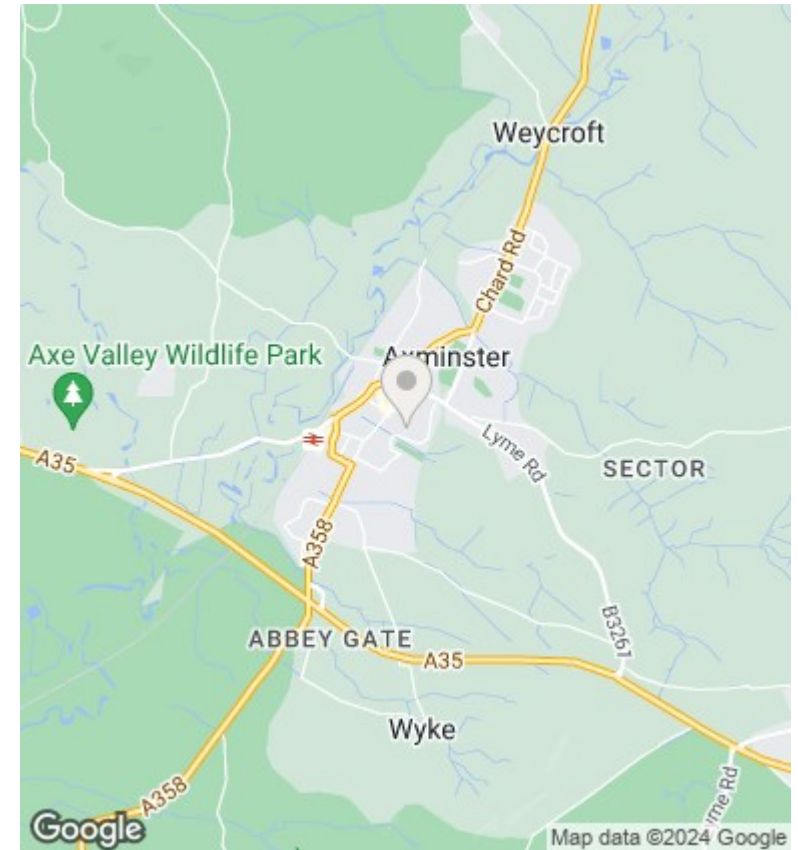
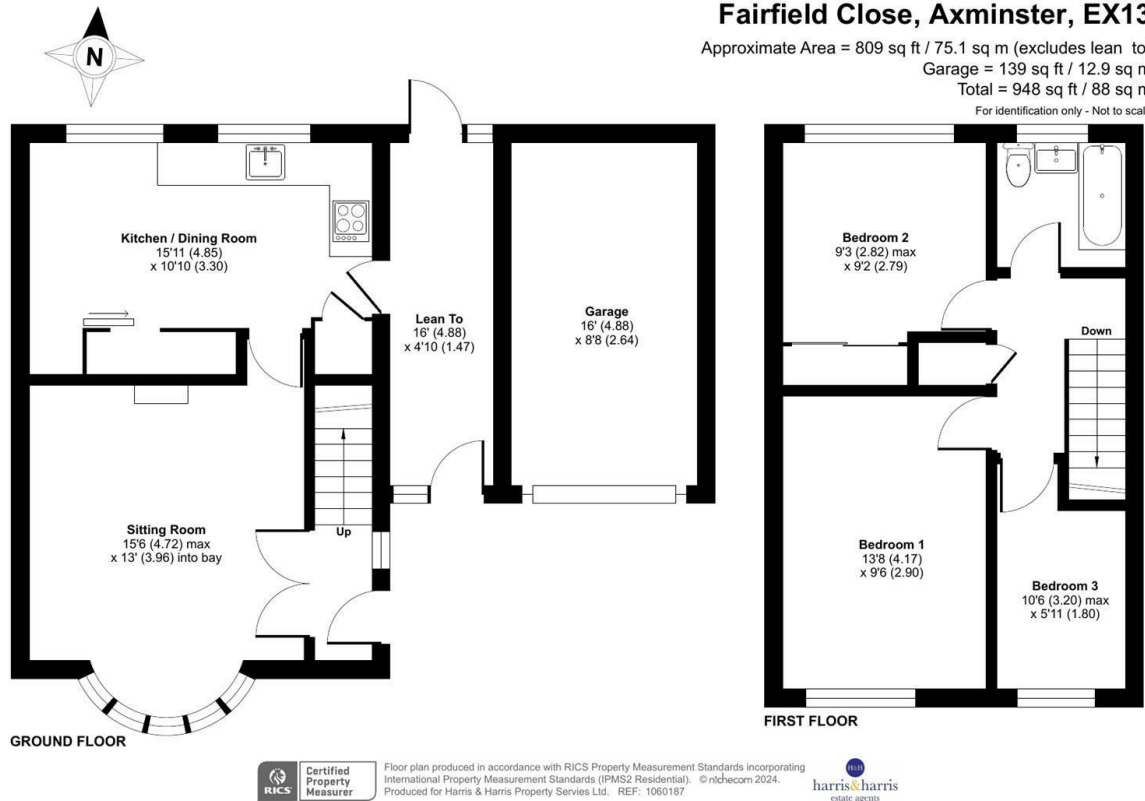
Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Central Heating: The heating is a gas fired warm air heater system.

Grant of Probate has been awarded

Restrictive Covenants: No hedges, fences, walls or structures to be erected in the front garden. Full wording is available on request.



## Directions

From our office in West Street, continue on the Lyme Road (B3261). Opposite the entrance to the Flamingo Pool, take the right-hand turn into Lyme Close. Follow the road as it dips and bears to the right take the next right turn onto Fosseyway Close and then turn left onto Fairfield Close.

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	