



## 64 Flax Meadow Lane, Axminster, EX13 5FJ

Guide Price £185,000 Freehold

- Two Bedroom Semi Detached Coach House
- Bathroom
- Rear Garden
- Lounge
- Double and Single Bedroom
- Kitchen
- Garage and Parking



# 64 Flax Meadow Lane, Axminster EX13 5FJ

A two bedroom, semi-detached coach house, located in a popular residential area of Axminster. Close to local amenities and rail links to Exeter and London. Comprising of a lounge, kitchen, bathroom and two bedrooms. Further benefits include a integral single garage, car parking space and a garden.



Council Tax Band: B



### Entrance Hall

Stairs leading up to the accommodation with side door leading into the integral garage, carpeted throughout, radiator and smoke detector.

### Lounge

14'1" x 10'10" (4.31 x 3.31)

This nice front facing lounge/diner benefits from neutral decoration with light coloured carpet, uPVC double glazing and wooden display sill, radiator, electrical sockets and switches.

Doorway leading to Kitchen:

### Kitchen

8'7" x 6'6" (2.62 x 2.00)

This modern front facing fitted kitchen benefits from cream cupboards with light work surfaces and splash backs, integrated stainless steel sink and drainer, built-in washer/dryer and integrated electric oven with gas hop and extractor fan over. Ideal combi boiler housed in a cupboard, space for fridge/freezer and lightly coloured lino flooring.

### Bedroom 1

10'3" x 12'2" (3.14 x 3.72)

A double bedroom with front facing uPVC double glazed window with display sill. Radiator, aerial connections and sockets. Door leading to built in storage space.

### Bedroom 2

8'9" x 6'6" (2.69 x 2.00)

Single bedroom with Velux window overhead, light coloured carpet, radiator, sockets and aerial connections.

### Bathroom

A well presented and neutrally decorated bathroom with a white suite comprising of low level w/c, wash hand basin and pedestal, bath with mixer shower tap over and light coloured tiled splash backs, Velux window overhead, radiator.

### Garage

17'9" x 8'0" (5.43 x 2.46)

Useful garage with storage room inside, light and power sockets. access to garden.

### Garden

Accessed via the garage the garden is mostly laid to gravel for low maintenance with a patio area, secure wooden fence surrounding the garden.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

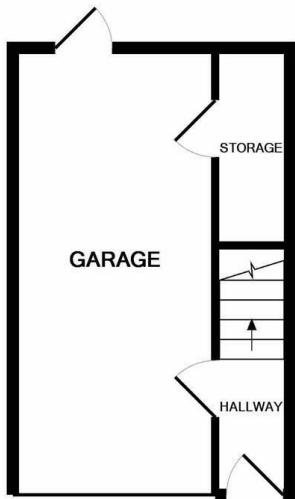
Utilities: All utilities are mains connected

Development charge: £150 per year

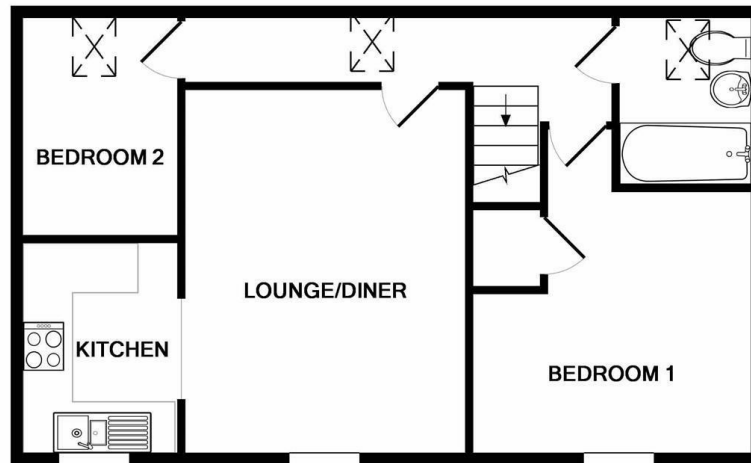
Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

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)



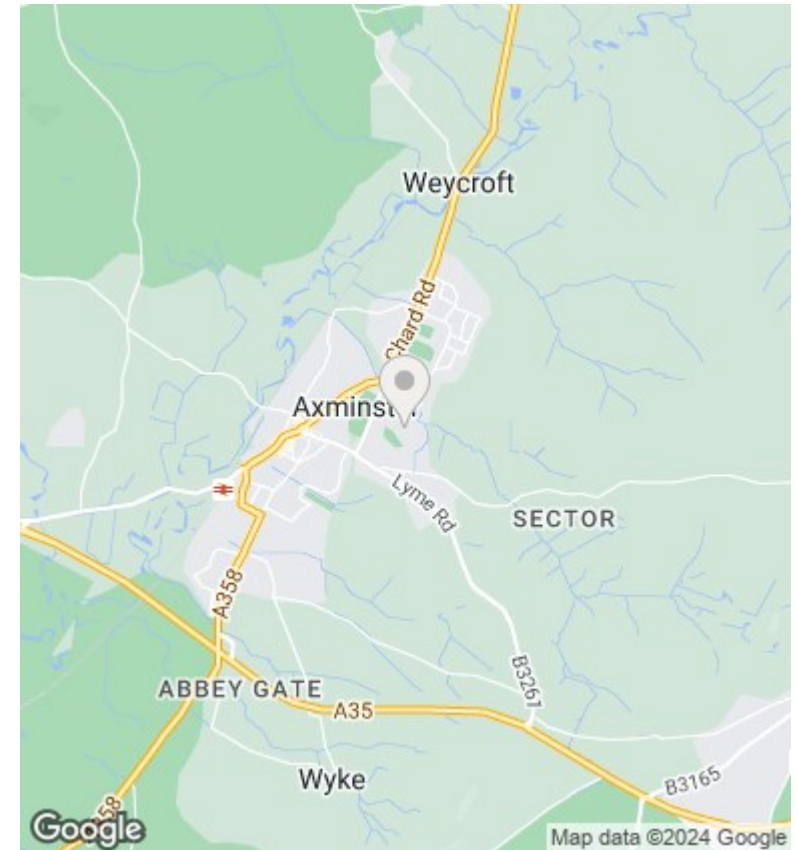
GROUND FLOOR  
APPROX. FLOOR  
AREA 197 SQ.FT.  
(18.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 526 SQ.FT.  
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

From our office in Axminster proceed out on the A358 towards Chard, passing the hospital on your left, continuing until a mini roundabout. Turn left at the roundabout and then turn immediately right into Cherry Tree Road. Take the next right hand turn and follow the road down and to the left. Take the next right and follow the road up the hill where the property will be found shortly on your left hand side.

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		76	
(69-80) C			
(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	