



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

Guide Price £185,000 Freehold

- Two Bedroom Detached Coachhouse
- Family Bathroom
- All Mains Utilities
- Lounge
- Single Garage
- uPVC Double Glazing
- Kitchen
- Double and Single Bedroom

## 32 Flax Meadow Lane, Axminster EX13 5FJ

A well presented two bedroom detached Coachhouse located on Flax Meadow Lane in the market town of Axminster. This delightful property boasts one reception room, with a adjacent kitchen, perfect for entertaining guests or simply relaxing . The property further benefits from two cosy bedrooms and a bathroom, with plenty of space for a small family or guests to stay over. The property also comes with a single garage and store cupboard.



Council Tax Band: B



### Entrance

Stairs with a wooden hand rail ascends to the first floor. Door leading into the integral garage, radiator, fuse box and telephone connection.

### Lounge/Diner

17'8" x 17'10" max (5.40 x 5.45 max)

A spacious reception room with a window to the front aspect, smoke detector and three radiators.

### Kitchen

6'5" x 8'5" (1.97 x 2.59)

Fitted with a range of wall and base units with work tops over. Comprising space for a fridge freezer, a four ring gas hob with an oven underneath and an extractor hood above. Continuing round to a stainless steel sink and drainer with a window to the front aspect. Further benefitting from space and plumbing for a washing machine. Smoke detector and a cupboard housing the gas boiler.

### Bedroom 1

10'4" x 12'3" (3.15 x 3.74)

A double bedroom with a window to the front aspect and a radiator. Alcove storage space with a additional storage cupboard.

### Bedroom 2

8'11" x 6'5" (2.72 x 1.98)

A single bedroom with a Velux window to the rear aspect and a radiator.

### Bathroom

5'7" x 7'0" (1.72 x 2.14)

Fitted with a white suite comprising a low level hand flush W,C, a pedestal hand wash basin and a bath unit with a wall mounted shower over taps.

### Integral Garage

8'0" x 17'10" (2.46 x 5.45)

A single garage benefitting from power and lighting with an up and over garage door to the front aspect and an additional storage cupboard.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

Yearly Development Charge: TBC

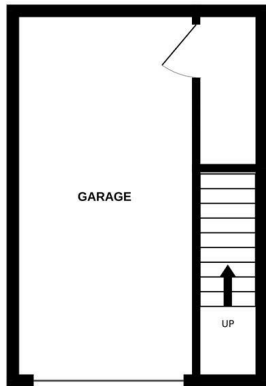
Utilities: All utilities are mains connected

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

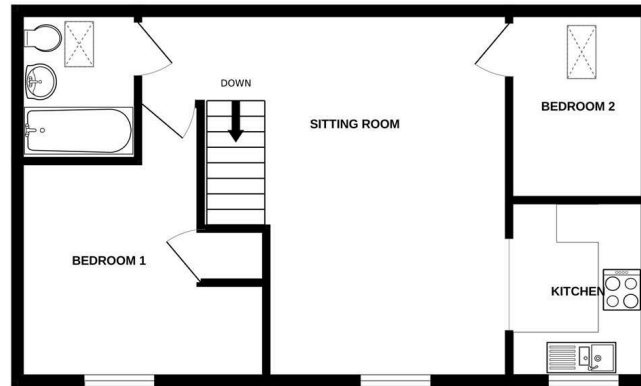
Standard broadband with a ADSL connection is available. Please go to [openreach.com](http://openreach.com) for more information

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

GROUND FLOOR  
204 sq.ft. (18.9 sq.m.) approx.

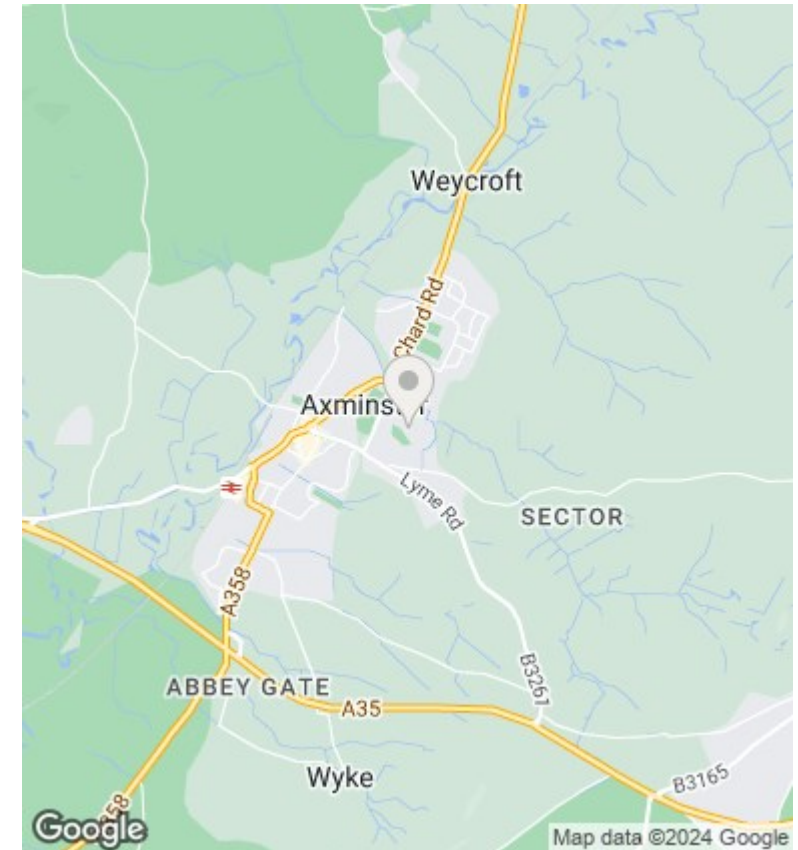


FIRST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 and round to the left, 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	