



Roses 20 Churchill Rise, Axminster, EX13 5FX

Guide Price £240,000 Freehold

- Two Bedroom End of Terraced House
- Cloakroom
- No Onward Chain
- Lounge/Kitchen/Diner
- Enclosed south facing rear garden
- Family Bathroom
- Single Garage and Parking

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A well proportioned two bedroom end of terrace house, located in a modern residential area with an enclosed rear garden, garage and allocated parking. Well presented throughout the property comprises a open planned lounge/kitchen/diner, cloakroom and family bathroom. This property comes to the market with the additional benefit of no onward chain.



Council Tax Band: B



Hall

Doors leading to the accommodation with a radiator and fuse box.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin, radiator and an opaque window to the front aspect.

Lounge/Kitchen/Diner

13'3" x 24'10" (4.04 x 7.58)

An open plan lounge/dining area with French doors opening onto the rear garden, three radiators and stairs ascending to the first floor. Further benefitting from an under stair storage cupboard. The kitchen area is fitted with a range of matching wall and base unit with work tops over, comprising an integrated fridge freezer, a four ring hob with extractor hood above and oven underneath. Continuing round to a stainless steel sink and drainer and an integrated washing machine. Further benefitting from a window to the front aspect and a wall mounted gas boiler.

Landing

Doors leading to the accommodation with a smoke detector overhead.

Bedroom 1

13'3" x 8'4" (4.04 x 2.55)

A double bedroom with a window to the front aspect, radiator and storage cupboard. Loft access is overhead.

Bedroom 2

13'3" x 9'2" (4.04 x 2.80)

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

Family Bathroom

6'2" x 6'10" (1.90 x 2.09)

Fitted with a white suite comprising a low level hand flush WC, a pedestal hand wash basin and a bath unit with a wall mounted mains shower attachment. Further fitted with a heated towel rail and an extractor fan.

Outside

Accessed from the lounge the property benefits from a fence enclosed, south facing rear garden with a laid to patio seating area in addition to a laid to lawn garden. Further benefitting from a side access gate.

Garage

A single garage located in a separate block of garages with a up and over garage door and a allocated parking space to the front.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District

Tax Band: B

Utilities: All services are mains connected

Development Charge: £102.81 every 6 months

Broadband: Ultrafast full fibre with FTTP connection is available, Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available. Please go to openreach.com for more information

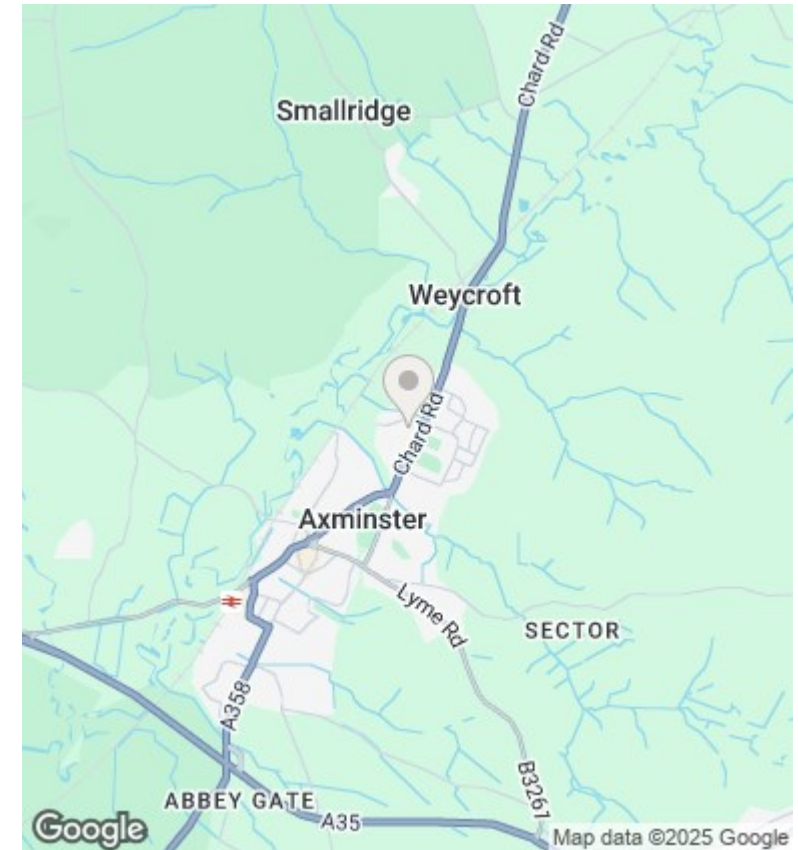
Mobile phone coverage: For more information can be found checker.ofcom.org.uk



TOTAL FLOOR AREA: 628 sq.ft. (58.4 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 is given 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 take the first left on to Brewer Avenue, follow the road and turn right on to Churchill Rise. Continue along Churchill Rise and take the first right and the property can be found on the right hand side.

Viewings

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

Council Tax Band

B

