



12 Brewer Avenue, Axminster, EX13 5FT

Guide Price £300,000 Freehold

- Three Bedroom End of Terrace House
- Master Ensuite Bedroom
- Enclosed Rear Garden
- Lounge/Diner
- Family Bathroom
- Single Garage
- Kitchen
- Cloakroom
- Driveway Parking

12 Brewer Avenue, Axminster EX13 5FT

Nestled in the charming town of Axminster, Brewer Avenue presents a delightful opportunity to acquire a modern three-bedroom end of terrace house. This property is part of a contemporary development, offering a blend of comfort and style that is sure to appeal to families and professionals alike. Upon entering, you will find a spacious reception room that provides a welcoming atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen is designed for modern living, ensuring that meal preparation is both enjoyable and efficient. A downstairs cloakroom provides extra facilities. The property boasts three generously sized bedrooms, with the master bedroom featuring an ensuite bathroom, providing a private sanctuary for rest and rejuvenation. In addition to the ensuite, the house includes a second bathroom, catering to the needs of family life and guests. The enclosed rear garden offers a tranquil outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family. For added convenience, the property comes with a single garage and driveway parking, ensuring that you have ample space for vehicles and storage. This end of terrace house is not only a comfortable home but also a practical choice for those seeking a blend of modern living.



Council Tax Band: C



Entrance Hallway

Doors leading to the accommodation and stairs with a wooden hand rail leading to the first floor. Radiator, fuse box and smoke detector.

Cloakroom

3'3" x 6'8" (1.00 x 2.04)

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

Lounge/Diner

16'4" x 15'6" (4.99 x 4.73)

A spacious lounge/diner perfect for relaxing in and for entertaining guests with French doors leading to the garden and tilt and turn window to the side aspect. Benefiting from two radiators and two sets of aerial connections. A storage cupboard houses the water tank.

Kitchen

10'5" x 8'1" (3.19 x 2.48)

Fitted with a range of matching wall and base units, this modern kitchen comprises a four ring gas hob with an extractor hood above. Continuing round to an integrated dishwasher, a one and a half bowl stainless steel sink and drainer and an integrated washing machine. The kitchen is further fitted with an eye level oven and an integrated fridge freezer. A tilt and turn window to the front aspect and a cupboard housing a wall mounted boiler.

Landing

Doors leading to the accommodation with a smoke detector and loft access overhead.

Bedroom 1

10'3" x 13'0" (3.14 x 3.98)

A master en-suite double bedroom with a tilt and turn window to the front aspect with views across neighboring gardens, radiator and a fitted double wardrobe. Further benefiting from a aerial connection.

En-Suite

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin and a shower unit with a wall mounted mains shower. Further benefiting from an extractor fan, radiator and an opaque window to the front aspect.

Bedroom 2

8'9" x 10'5" (2.67 x 3.19)

A double bedroom with a aerial connection, radiator and a tilt and turn window to the rear aspect that enjoys views across neighboring gardens.

Bedroom 3

6'5" x 10'5" (1.98 x 3.19)

A single bedroom with a aerial connection, radiator and a window to the rear aspect with views across the neighboring gardens.

Family Bathroom

6'10" x 5'6" (2.09 x 1.68)

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin and a bath unit with centre taps and a wall mounted mains shower. Further benefiting from a heated towel rail, an extractor fan and an opaque window to the side aspect.

Outside

Accessed from the lounge the property enjoys a fully enclosed, low maintenance rear garden with a patio seating area. Steps down leads to a wooden shed and a pathway behind the garage that could be used as an additional storage space.

Garage

9'0" x 17'11" (2.76 x 5.48)

A single garage with an up and over garage door to the front aspect. The garage benefits from additional power and lighting and a side access door that leads onto the garden. To the front of the garage is driveway parking for at least two vehicles and a water tap to the side elevation of the property.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Development Charge: £264.02

Utilities: Mains gas, water, electric and drainage connections.

Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to openreach.com for more information.

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

Flooding: Very low risk of flooding from surface water. Very low risk of flooding from rivers and sea.



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 where 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(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