



Churchill Rise, Axminster EX13 5FX

welcome to

Churchill Rise, Axminster

Spacious and Modern four double bedroom home with home office which could be utilised in a number of ways. Benefiting from a good-sized sunny rear garden, garage and driveway parking and offered for sale with NO ONGOING CHAIN

Entrance Hallway

Entered via uPVC double glazed door, uPVC double glazed window to front aspect, stairs rising to first floor with good-sized understair storage cupboard

Study / Playroom

8' 2" x 6' 7" (2.49m x 2.01m)

uPVC double glazed window to front aspect, radiator, ceiling light.

Cloakroom / Utility

uPVC double glazed opaque window to side aspect, hidden cistern WC, wash hand basin, base units with work surface over, integrated washing machine, radiator, ceiling light point

Lounge

17' 1" into bay x 11' 6" (5.21m into bay x 3.51m)

Dual aspect room with uPVC double glazed box bay windows to front and uPVC double glazed window to side, double glazed doors opening to kitchen diner, radiator, ceiling light point

Kitchen Diner

25' 1" x 10' 3" (7.65m x 3.12m)

uPVC double glazed patio doors and window to rear aspect, full range of wall and base units with work surface over, integrated appliances to include fridge freezer, dishwasher, double oven and five ring gas hob with cooker hood over and glass splashback, one and a half bowl drainer sink, wall mounted boiler housed in cupboard, tiled flooring, range of spot light and ceiling light points, double glazed double doors opening into lounge

Landing

Access to loft via hatch, cupboard housing 'megaflo' water cylinder with storage space, ceiling light point

Bedroom One

16' 4" into bay x 11' 7" (4.98m into bay x 3.53m)

uPVC double glazed box bay window, built in wardrobe with mirrored sliding doors, radiator, ceiling light point

En-Suite

Three piece suite comprising of double walk in shower, floating hidden cistern WC and wash hand basin, tiled flooring and part tiled walls, spot lighting, extractor fan, heated towel rail

Bedroom Two

11' max x 10' (3.35m max x 3.05m)

uPVC double glazed window, ceiling light point, radiator

Bedroom Three

14' 6" x 9' 3" (4.42m x 2.82m)

uPVC double glazed window, radiator, ceiling light point

Bedroom Four

10' 6" x 8' 1" (3.20m x 2.46m)

uPVC double glazed window, radiator, ceiling light point

Bathroom

Upvc double glazed opaque glass window, Three piece suite comprising of panel bath with shower over and glass shower screen, floating hidden cistern WC and wash hand basin, part tiled walls and tiled flooring, extractor fan, spot lighting, heated towel rail

Rear Garden

Fully enclosed with timber fencing, gated access to side, mainly laid to lawn with patio seating area,



outside tap and power sockets. shed to remain with the benefit of power and lighting

Garage

18' 3" x 9' 1" (5.56m x 2.77m)

Access via up and over door to the front, power and lighting. Driveway parking for several vehicles in tandem



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Churchill Rise, Axminster

- NO ONGOING CHAIN
- FOUR DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- HOME OFFICE WITH A NUMBER OF USES
- PRETTY REAR GARDEN

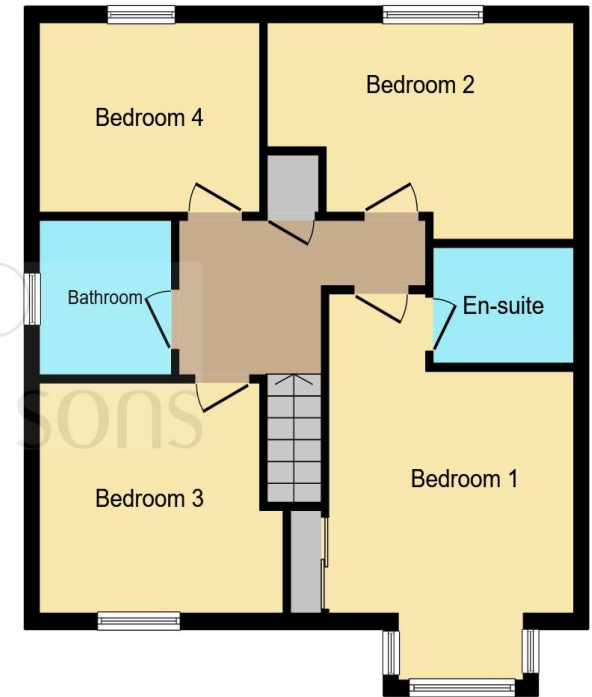
Tenure: Freehold EPC Rating: B

guide price

£375,000



Ground Floor



First Floor

Total floor area 122.4 sq.m. (1,317 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM103946 - 0011

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