



Heals Field, Devon Axminster EX13 5HT



welcome to

Heals Field, Devon Axminster

Delightful home with pretty rear garden situated in a pleasant spot on the edge of the historic market town of Axminster. Benefiting from ample storage, spacious living and sleeping accommodation and offered for sale with NO ONWARDS CHAIN

Entrance Porch

Entered via uPVC double glazed door with uPVC double glazed window to side, wall lighting, gas and electric meters

Entrance Hall

Entered via secondary wooden door, ceiling light point, radiator, stairs rising to first floor with under stair storage cupboard

Lounge

12' 11" max x 11' 4" (3.94m max x 3.45m)
uPVC double glazed window, electric fire with feature stone surround, radiator, ceiling light point

Dining Room

10' 2" x 9' 5" (3.10m x 2.87m)
Upvc double glazed window and door opening to garden, radiator, ceiling light point

Kitchen

11' 8" x 7' 9" (3.56m x 2.36m)
uPVC double glazed window, range of wall and base units with work surface over, drainer sink, space and plumbing for a range of domestic appliances, cupboard housing boiler, cupboard under stairs

Landing

Access to loft via hatch, airing cupboard housing water cylinder, further storage cupboard over stairs, ceiling light point

Bedroom One

11' 6" x 10' 5" (3.51m x 3.17m)
Upvc double glazed window, built in wardrobes, ceiling light point

Bedroom Two

11' 6" x 10' 6" (3.51m x 3.20m)

Upvc double glazed window, built in wardrobes, radiator, ceiling light point

Bathroom

uPVC double glazed opaque window, corner shower cubicle with electric shower, low level WC, wash hand basin vanity unit, tiled flooring with part tiled walls, heated towel rail, extractor fan, ceiling light point

Rear Garden

Mainly laid to lawn with patio seating area, mature plants and shrubs, greenhouse to remain

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

Agents Note

This property is subject to an EDDC section 157 (please call Fox and Sons for more information)





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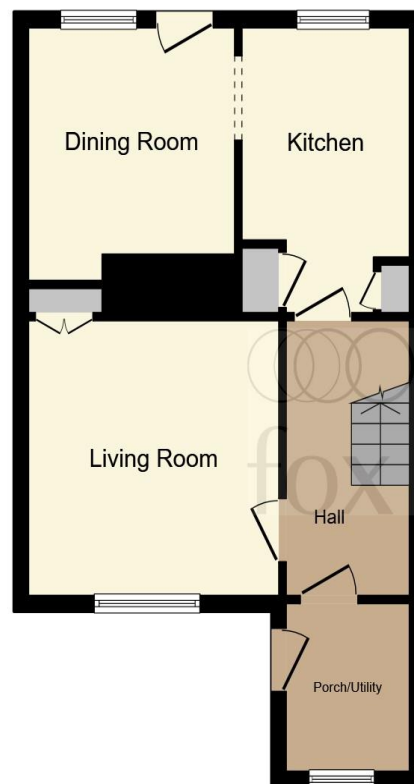
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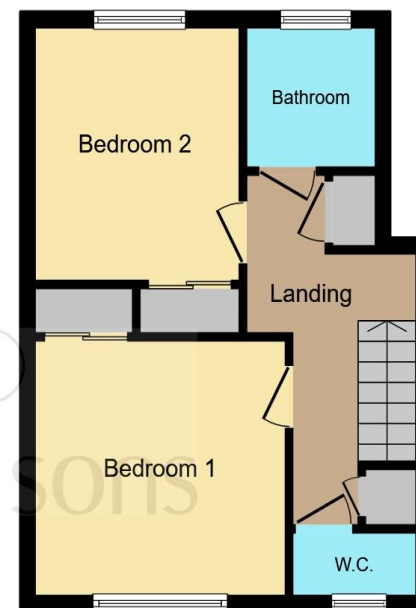
- SUBJECT TO A SECTION 157 RESTRICTION
- NO ONWARDS CHAIN
- PRETTY REAR GARDEN
- TWO DOUBLE BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM

Tenure: Freehold EPC Rating: E

£200,000



Ground Floor



First Floor

Total floor area 77.2 sq.m. (830 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:
AXM103729 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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