



St. Georges Avenue, Axminster EX13 5ER

welcome to

St. Georges Avenue, Axminster

A delightfully spacious home situated on a pleasant spot on the outskirts of the historic market town on Axminster. The property offers two double bedrooms, lounge and separate dining room and is offered for sale with NO ONWARDS CHAIN

Entrance Hall

Entered via Upvc double glazed opaque glass door, Upvc double glazed opaque glass window to front aspect, stairs rising to first floor, storage heater, ceiling light point

Lounge

15' 11" max x 15' 2" max (4.85m max x 4.62m max)
Upvc double glazed window to front aspect, gas fire with feature surround, ceiling light point

Dining Room

11' 11" max x 8' 9" max (3.63m max x 2.67m max)
Upvc double glazed sliding doors opening to rear garden, cupboard housing water tank with storage space, storage heater, ceiling light point

Kitchen

8' 9" x 6' 10" (2.67m x 2.08m)
Upvc double glazed window to rear aspect, wall and base units with worksurface over and tiled splashbacks, integrated electric oven with gas hob and cooker hood over, one and a half bowl drainer sink, space and plumbing for a range of domestic appliances, ceiling light point, understair storage cupboard
(AGENTS NOTE - please note that the understair storage cupboard is currently configured as a WC)

Landing

Access to loft via hatch, ceiling light point

Bedroom One

13' 10" x 9' 3" (4.22m x 2.82m)
Upvc double glazed window to front aspect with rooftop countryside views, storage cupboard over stairs, fitted wardrobes, ceiling light point

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

Upvc double glazed window to rear aspect, ceiling light point

Bathroom

Upvc double glazed opaque window to rear aspect, walk in double shower enclosure with electric shower, low level WC, wash hand basin, part tiled walls and flooring, heated towel rail, ceiling light point

Garden

Enclosed with timber fencing, mainly laid to lawn with patio seating area

Agents Note

Please note that this property is subject to a section 157 - please call Fox and Sons for more information





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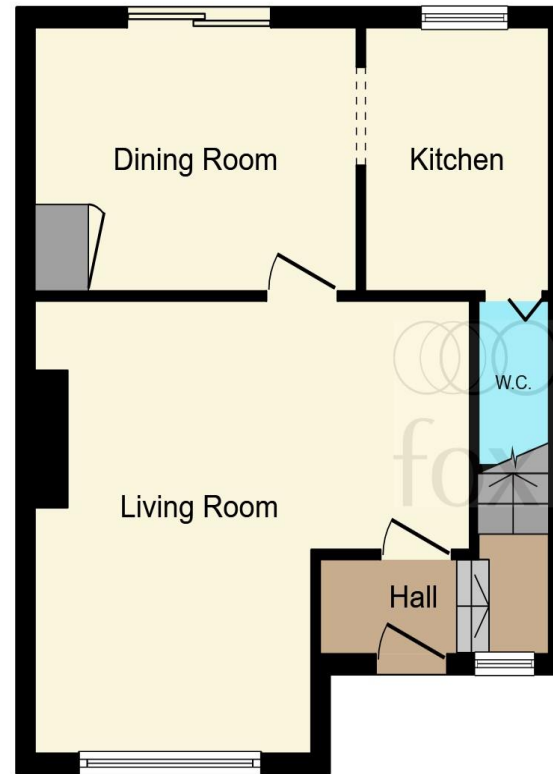
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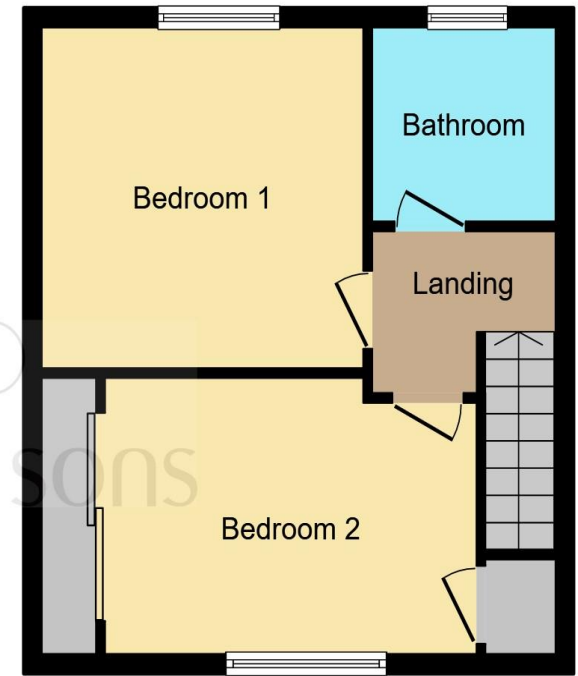
- SUBJECT TO A SECTION 157
- NO ONWARDS CHAIN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

£210,000



Ground Floor



First Floor

Total floor area 76.9 m² (828 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:
AXM104066 - 0003

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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