



Charter Road, Axminster EX13 5GR



welcome to

Charter Road, Axminster

Immaculately presented home which has been cleverly re-configured to create a 5/6 bedroom property. With accommodation over three floors offering spacious living and sleeping areas. Further benefiting from study/bedroom 6, balcony enjoying countryside views and rear garden.

Entrance Hallway - First Floor

Entered via composite door with opaque glass insert, Upvc double glazed window to side aspect, stairs to second and ground floor, radiator, ceiling light point

Bedroom Four

13' 11" x 8' 5" (4.24m x 2.57m)

Upvc double glazed window, radiator, ceiling light point

Bedroom One

14' x 10' 9" (4.27m x 3.28m)

Upvc double glazed doors opening onto balcony, access to loft space via hatch, ceiling light point, radiator

Bedroom Five

10' 1" x 11' 8" (3.07m x 3.56m)

Upvc double glazed french doors opening to 'Juliette balcony', built in double wardrobes, radiator, ceiling light point

Shower Room

Walk in double shower cubicle, low level WC, wash hand basin, heated towel rail, ceiling light point, extractor fan

Study / Bedroom Six

8' x 8' 11" (2.44m x 2.72m)

Upvc double glazed window, radiator, ceiling light point

Landing - Second Floor

Upvc double glazed window to side aspect, ceiling light point, access to loft space via hatch,

Bedroom Two

11' 9" x 8' 11" (3.58m x 2.72m)

Upvc double glazed window, radiator, ceiling light point

Bedroom Three

11' 9" x 8' 10" (3.58m x 2.69m)

Upvc double glazed french doors opening to 'Juliette balcony' ceiling light point, radiator

Bathroom

Three piece bathroom suite comprising of panel bath with shower over and glass shower screen, low level WC and wash hand basin, heated towel rail, extractor fan, ceiling light point

Hallway - Ground Floor

Upvc double glazed window and door opening to outside space, stairs rising to first floor, spot lighting, radiator

Cloakroom

Upvc double glazed opaque glass window, low level WC, wash hand basin, ceiling light point, radiator

Utility Room

Upvc double glazed opaque glass window, range of base units with worksurface over and tiled splashbacks, drainer sink, space and plumbing for washing machine and tumble dryer, ceiling light point, radiator, extractor fan

Open Plan Living Kitchen Room Kitchen

19' 7" x 14' (5.97m x 4.27m)

Upvc double glazed window to rear aspect, Upvc double glazed patio doors leading to outside patio area, full range of wall and base units with worksurface over extending to splashbacks, integrated appliances to include fridge freezer, dishwasher, eye level double oven and 5 ring gas





hob with extractor hood over, ceiling light points,
dining space
(Open to Lounge)

Lounge

15' 4" x 11' 8" (4.67m x 3.56m)
Upvc double glazed french doors opening to patio
seating area to front of property, radiator, ceiling
light point
(open to Kitchen)

Outside Space To Front

Enclosed with low timber fencing, patio seating area
enjoying countryside views

Rear Garden

Enclosed with stone wall and timber fencing with
gated access, low maintenance garden with
decorative gravel with flower bed boarder
(AGENTS NOTE - hot tub to remain by separate
negotiation)

Parking

Three allocated parking spaces



view this property online fox-and-sons.co.uk/Property/AXM104201



welcome to

Charter Road, Axminster

- 5/6 BEDROOMS
- OPEN PLAN LOUNGE, DINER, KITCHEN
- ACCOMMODATION OVER THREE FLOORS
- REAR GARDEN PLUS PATIO SEATING TO FRONT
- BALCONY

Tenure: Freehold EPC Rating: B

£474,950



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.

view this property online fox-and-sons.co.uk/Property/AXM104201



Property Ref:
AXM104201 - 0005

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk

