



**Chapel Way, AXMINSTER EX13 5GY**



**welcome to**

## **Chapel Way, AXMINSTER**

Fox and Sons are delighted to bring to market this beautifully presented home situated in a pleasant position. Benefiting from three bedrooms, lounge and kitchen diner, low maintenance rear garden and two allocated parking spaces

### **Entrance Hall**

Entered via composite front door with opaque glass insert, radiator, ceiling light point

### **Cloakroom**

Upvc double glazed opaque glass window to front aspect with fitted shutter blinds, low level WC, wash hand basin, radiator, ceiling light point

### **Lounge**

14' 2" x 12' 4" ( 4.32m x 3.76m )

Upvc double glazed window to front aspect with fitted shutter blinds, stairs rising to first floor, understairs storage, radiator, ceiling light point

### **Kitchen Diner**

15' 7" x 9' 8" ( 4.75m x 2.95m )

Upvc double glazed window with fitted shutter blinds and double door opening to rear garden, range of wall and base units with work surface over, integrated electric oven with gas hob, glass splashbacks and cooker hood over, space and plumbing for a range of domestic appliances to include fridge freezer, washing machine and dishwasher, wall mounted boiler housed in cupboard, Dining space, cupboard under stairs, radiator, ceiling light points

### **Landing**

Access to loft via hatch, storage cupboard, ceiling light point

### **Bedroom One**

11' 4" x 9' 11" ( 3.45m x 3.02m )

Upvc double glazed window to front aspect with fitted shutter blinds, bespoke built in double wardrobes, radiator, ceiling light point

### **En-Suite**

Upvc double glazed opaque glass window to front aspect with fitted shutter blinds, double shower cubicle, low level WC, wash hand basin, radiator, ceiling light point

### **Bedroom Two**

8' 9" x 7' 9" ( 2.67m x 2.36m )

Upvc double glazed window to rear aspect with fitted shutter blinds, radiator, ceiling light point

### **Bedroom Three**

7' 10" x 6' 6" ( 2.39m x 1.98m )

Upvc double glazed window to rear aspect with fitted shutter blinds, radiator, ceiling light point

### **Bathroom**

Three piece bathroom suite comprising of panel bath with shower off the taps, low level WC and wash hand basin, radiator, ceiling light point

### **Rear Garden**

Recently landscaped enclosed with timber fencing with gated access to rear, mainly laid to patio with pergola and decorative gravel, flower beds with a range of established plants and shrubs

### **Parking**

Two allocated parking spaces directly to the rear of the property





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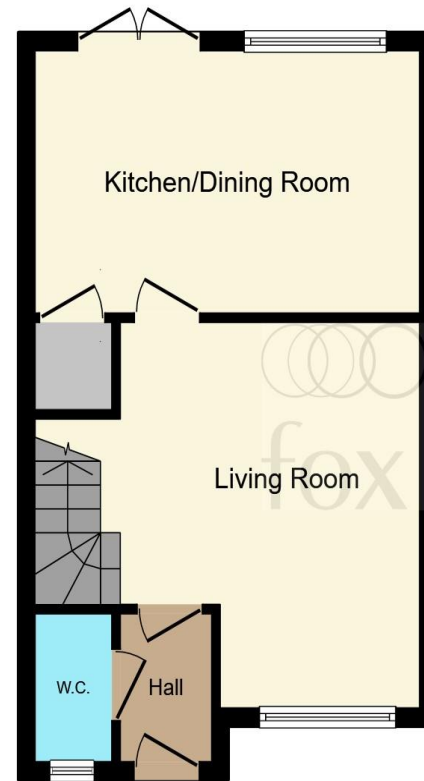
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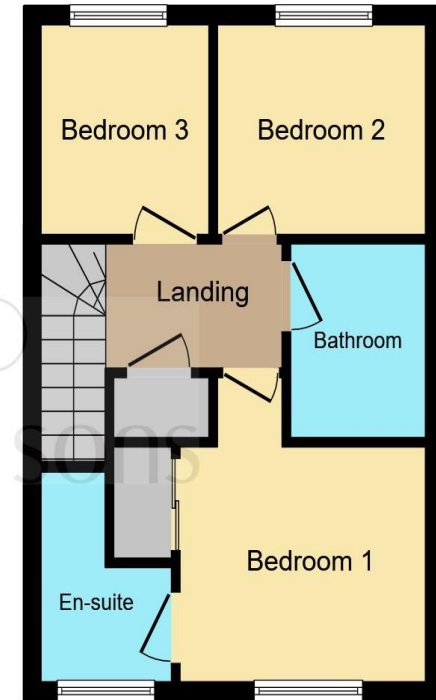
- IMMACULATELY PRESENTED
- REMAINDER OF THE NHBC
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- CLOAKROOM

Tenure: Freehold EPC Rating: B

**£275,000**



**Ground Floor**



**First Floor**

Total floor area 70.0 sq.m. (754 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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AXM104213 - 0007

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