



**Chapel Way, Axminster EX13 5GY**



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## **Chapel Way, Axminster**

Fox and sons are delighted to bring to the market this delightful two bedroom immaculately presented home benefiting from enclosed rear garden, two allocated parking spaces and modern fittings throughout.

### **Entrance Hall**

Entered via uPVC double glazed opaque glass window, storage cup housing meters, stairs rising to first floor, radiator, ceiling light point

### **Cloakroom**

low level WC, wash hand basin with marble effect tiled splashbacks, extractor fan, ceiling light point, radiator, wood effect laminate flooring

### **Kitchen Diner**

14' 11" x 6' 6" ( 4.55m x 1.98m )

uPVC double glazed window to front aspect, full range of wall and base units with marble effect worksurface over, space and plumbing for upright fridge freezer and washing machine, integrated electric oven, gas hob with cooker hood over and glass splashback, wood effect laminate floor, space for dining area

### **Lounge**

13' 5" x 8' 11" ( 4.09m x 2.72m )

Upvc double glazed patio doors and window opening to garden, wood effect laminate flooring, radiator, ceiling light point

### **Landing**

Access to loft via hatch, ceiling light point

### **Bedroom One**

13' 4" x 9' 2" ( 4.06m x 2.79m )

uPVC double glazed window to rear aspect, ceiling light point, radiator

### **Bedroom Two**

13' 4" x 7' 10" ( 4.06m x 2.39m )

uPVC double glazed window to front aspect, cupboard over the stairs, radiator, ceiling light point

### **Bathroom**

Three piece suite comprising of panel with with shower off taps and glass shower screen, low level WC, wash hand basin, spot lighting, part tiled marble effect walls, wood effect laminate flooring, spot lighting, extractor fan

### **Rear Garden**

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

### **Parking**

Two allocated parking spaces to the front of the property





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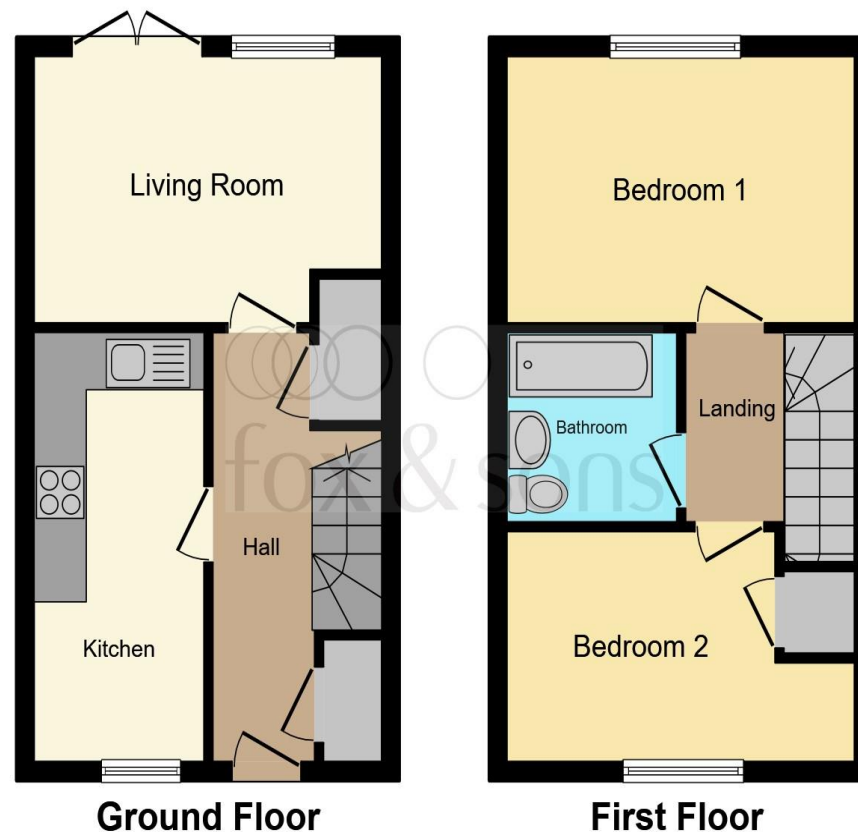
welcome to

## Chapel Way, Axminster

- TWO ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN
- MODERN KITCHEN DINER
- MODERN BATHROOM AND CLOAKROOM
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: B

**£230,000**



Total floor area 59.1 m<sup>2</sup> (636 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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