



Upper Mead, Axminster EX13 5FQ

welcome to

Upper Mead, Axminster

Executive style detached four double bedroom home situated in a prominent position, providing spacious accommodation split over three floors and benefiting from garage, driveway parking and rooftop countryside views from front aspect

Entrance Hallway

Entered via front door with opaque glass inserts, stairs rising to first floor, radiator, ceiling light point, laminate flooring

Cloakroom

Low level WC, wash hand basin, radiator, ceiling light point, extractor fan, laminate flooring

Lounge

16' 6" x 10' 11" (5.03m x 3.33m)

Upvc double glazed window to front aspect, Upvc double glazed double doors opening into sun room to rear, radiators, ceiling light points, laminate flooring

Sun Room

9' 4" x 9' (2.84m x 2.74m)

Sun Room, creating the ideal home office or hobby room, Upvc double glazed windows and doors opening into rear garden, spot lighting, laminate flooring

Kitchen Diner

Upvc double glazed windows to front and side aspects, Upvc double glazed patio doors opening into rear garden, full range of wall and base units with worksurface over and tiled splashbacks, integrated appliances to include dishwasher, washing machine, electric 'self-cleaning' oven, gas hob with pull out cookerhood over, drainer sink, space for 'American style' fridge freezer, wall mounted boiler, dining space, cupboard under stairs, ceiling light points, radiator, laminate flooring

First Floor Landing

Upvc double glazed window to rear aspect over stairs, cupboard housing water tank, ceiling light point, stairs rising to second floor

Bedroom One

16' 5" x 11' 2" max (5.00m x 3.40m max)

Upvc double glazed windows to front and rear aspect, radiators, ceiling light point

En-Suite

Upvc double glazed opaque glass window to front aspect, shower cubicle, low level WC, wash hand basin, extractor fan, ceiling light point, radiator

Bedroom Four

10' 9" x 9' 1" (3.28m x 2.77m)

Upvc double glazed windows to front and rear aspects, radiator, ceiling light point

Bathroom

Upvc double glazed opaque glass window to front aspect, panel bath, separate shower cubicle, low level WC, wash hand basin, extractor fan, radiator, ceiling light point

Second Floor Landing

Access to fully insulated loft space via hatch, radiator, ceiling light point

Bedroom Two

14' 1" x 11' 2" (4.29m x 3.40m)

Upvc double glazed window to front aspect, 'Velux' window to rear aspect, radiators, ceiling light point

Bedroom Three

10' 9" x 9' 1" (3.28m x 2.77m)

Upvc double glazed windows to front and side aspects, 'Velux' window to rear aspect, radiators, ceiling light point

Shower Room

'Velux' window to front aspect, shower cubicle, low



level WC, wash hand basin, extractor fan, radiator, ceiling light point



Rear Garden

Fully enclosed rear garden with timber fencing, mainly laid to patio with lawn and decked seating area, outside plug sockets, raised planters, additional garden space to the side of the property with green house to remain, gated access to driveway

Garage

16' 11" x 9' (5.16m x 2.74m)
Accessed via up and over door, power and lighting.
driveway parking to front



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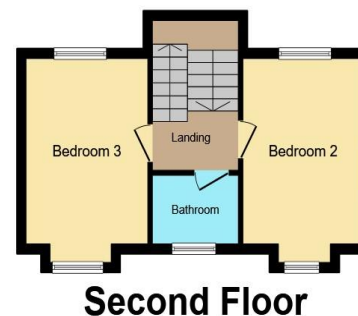
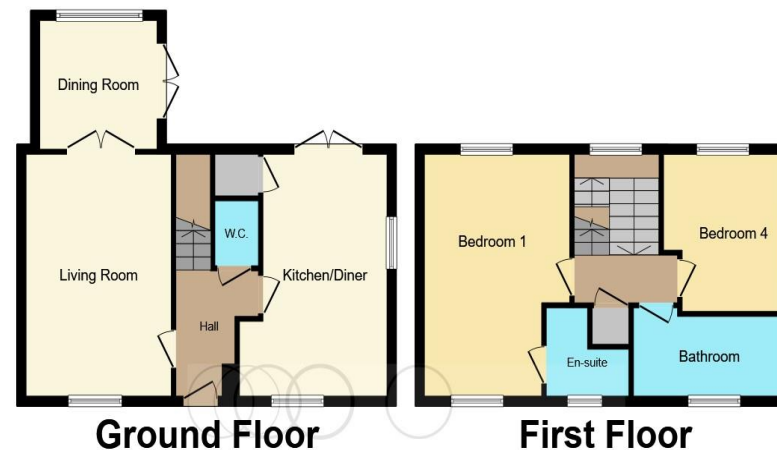
welcome to

Upper Mead, Axminster

- COUNCIL TAX BAND = B
- GARAGE AND DRIVEWAY PARKING
- ACCOMMODATION OVER THREE FLOORS
- GOOD SIZED REAR GARDEN WITH ADDITIONAL SPACE TO SIDE
- FOUR DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: C

£415,000



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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