



Charter Road, Axminster EX13 5GR


fox & sons

welcome to

Charter Road, Axminster

Fox & Sons are delighted to bring to the market this marvellous four-bedroom detached executive style home situated in Charter Road within the ever popular Cloakham Lawns development. This property boasts four double bedrooms, spacious living accommodation, ample parking and the remainder of the NHBC

Entrance Hall

Entered via a composite door with glass panel insert, uPVC double glazed window to front aspect, radiator, ceiling light point, stairs rising to second floor, stairs descending to ground floor

Lounge

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

uPVC double window to front aspect, uPVC double glazed glass double doors to balcony, radiator, two ceiling light points, access to loft space, USB wall sockets

Balcony

Enclosed with a glass balustrade, beautiful countryside views

Bedroom One

15' 5" MAX x 11' 9" MAX (4.70m MAX x 3.58m MAX)

uPVC double glazed French doors to Juliet balcony, fitted double wardrobe, radiator, ceiling light point, USB plug sockets

En-Suite

Walk-in shower, wash-hand basin, low level W.C, heated towel rail, spot lighting

Bedroom Four

8' 10" x 8' (2.69m x 2.44m)

uPVC double glazed window to front aspect, radiator, ceiling light point, USB plug sockets

Ground Floor Hallway

uPVC double glazed door leading to side access, storage cupboard understairs, spot lighting, radiator

Cloakroom

uPVC double glazed opaque window to front aspect, low level W.C, wash-hand basin, radiator, ceiling

light point

Utility Room

8' 10" x 6' 10" (2.69m x 2.08m)

uPVC double glazed opaque window to front aspect, range of base units, space and plumbing for washing machine, space for freestanding fridge/freezer, wall mounted gas boiler, ceiling light point

Sitting Room

15' 5" x 11' 8" (4.70m x 3.56m)

uPVC double glazed French doors to rear garden, radiator, ceiling light point, USB plug sockets, open to kitchen/Diner

Kitchen/Diner

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

uPVC double glazed French doors to rear garden, uPVC double glazed window to front aspect, range of wall and base units, integrated appliances to include five ring gas hob with cooker hood over, double electric oven, fridge/freezer and dishwasher, one and a quarter drainer sink, radiator, spotlights, USB plug sockets

Second Floor Landing

Access to secondary loft space via hatch, ceiling light point, stairs down to first floor

Bedroom Two

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

uPVC double glazed French doors to Juliet balcony, radiator, ceiling light point, USB plug sockets

Bedroom Three

11' 8" x 9' (3.56m x 2.74m)

uPVC double glazed window to front aspect, radiator, ceiling light point, USB plug sockets





Family Bathroom

Panel bath with shower over, hand-wash basin, low level W.C, heated towel rail, spot lighting

Rear Garden

Patio seating area, outside tap, path to side of property, range of plants and shrubs, enclosed with wrought iron garden fence

Front Garden

Private enclosed garden, laid to gravel and sandstone tiles, range of established plants and shrubs, summerhouse, outside power and lighting

Parking

Two allocated spaces within carport, one allocated space adjacent to carport



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welcome to

Charter Road, Axminster

- COUNCIL TAX BAND = E
- FOUR DOUBLE BEDROOMS
- PRETTY FRONT AND REAR GARDEN
- BALCONY OFFERING BEAUTIFUL COUNTRYSIDE VIEWS
- SPACIOUS LIVING ACCOMMODATION

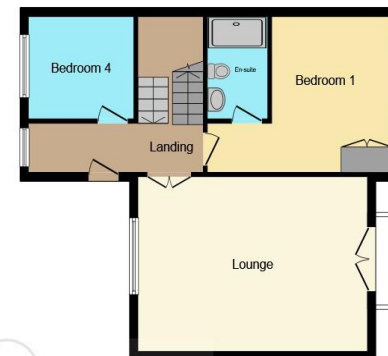
Tenure: Freehold EPC Rating: B

offers in excess of

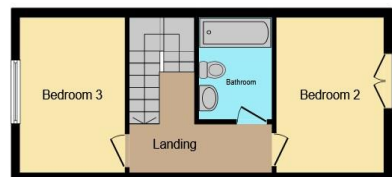
£440,000



Ground Floor



First Floor



Second Floor

Total floor area 156.7 sq.m. (1,687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
AXM104277 - 0004

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