



Three Acre Close, AXMINSTER EX13 5GJ



welcome to

Three Acre Close, AXMINSTER

Beautifully presented three bedroom home situated in a tucked away spot enjoying glorious views to the front. Further benefiting from enclosed rear garden, allocated parking. Property subject to a section 106

Entrance Hallway

Entered via Upvc double glazed door, stairs rising to first floor, radiator, ceiling light point

Lounge

14' x 11' 1" (4.27m x 3.38m)

Upvc double glazed window to front aspect, under stair storage cupboard, radiator, ceiling light point

Kitchen Diner

14' 6" x 10' (4.42m x 3.05m)

Upvc double glazed windows and door opening to rear garden, range of wall and base units with worksurface over and tiled splashback, integrated electric oven with gas hob and cooker hood over, space and plumbing for washing machine and upright fridge freezer, drainer sink with mixer taps, radiator, ceiling light points, dining space

Cloakroom

Low level WC, wash hand basin vanity unit, radiator, ceiling light point

Landing

Access to loft space via hatch, storage cupboard with shelving, ceiling light point

Bedroom One

13' 4" max x 8' 2" (4.06m max x 2.49m)

Upvc double glazed window to front aspect, fitted wardrobes with a range of hanging and shelved storage, radiator, ceiling light point

Bedroom Two

10' 9" x 7' 10" (3.28m x 2.39m)

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

Bedroom Three

7' 5" x 6' 5" (2.26m x 1.96m)

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

Bathroom

Upvc double glazed opaque glass window to front aspect, panel bath with shower over, low level WC, wash hand basin, heated towel rail, spot lighting

Rear Garden

Enclosed rear garden with gated side access, laid to lawn with patio seating area, outside plug sockets and tap

Parking

Allocated parking space

Section 106

This property is subject to a Section 106 restriction and is therefore being sold at 80% of open market value to someone with a local connection to Devon, Dorset or Somerset - please call Fox and Sons for more information





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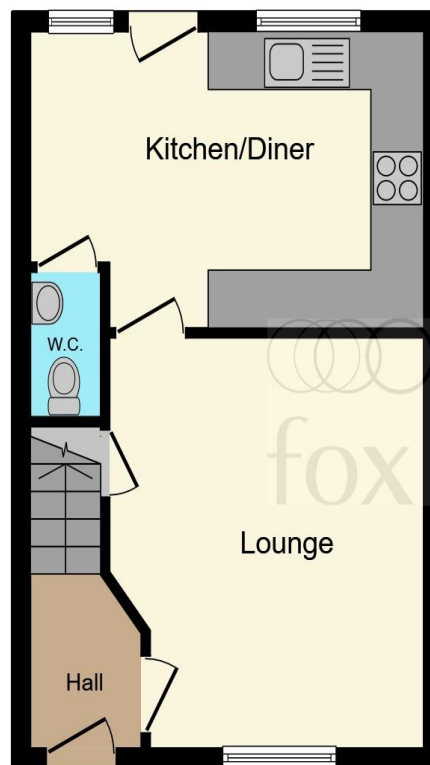
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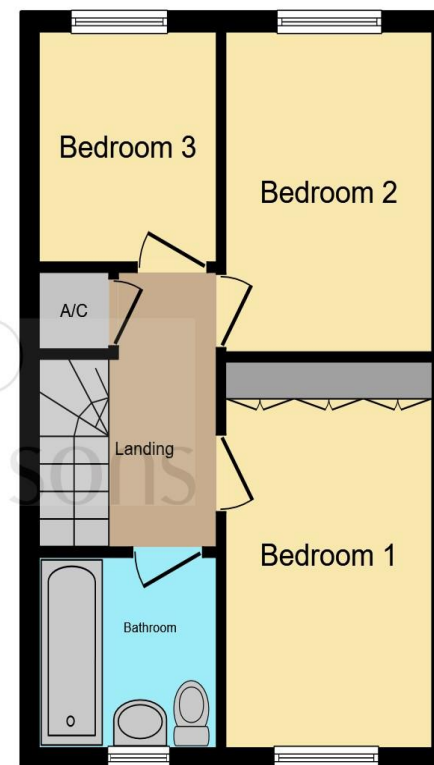
- COUNCIL TAX BAND = C
- SUBJECT TO A SECTION 106
- PLEASANT SPOT OVERLOOKING THE GREEN
- THREE BEDROOMS
- ALLOCATED PARKING

Tenure: Freehold EPC Rating: C

£230,000



Ground Floor



First Floor

Total floor area 66.4 m² (714 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:
AXM103280 - 0003

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