



**The Tuckers Lodge, Dalwood Axminster EX13 7EG**



**welcome to**

## **The Tuckers Lodge, Dalwood Axminster**

Charming three-bedroom grade II listed stable conversion situated in the tranquil village of Dalwood. This property offers, three double bedrooms, delightful character features, off-street parking. The Tuckers Lodge is a true gem and must be viewed to appreciate!

### **Lounge**

18' x 14' 8" ( 5.49m x 4.47m )

Entered via wooden door with glass panel inserts, two timber double glazed windows to front and rear aspects, feature fire place with electric fire, two fitted base units, storage cupboard under stairs, two radiators, two ceiling light points, stairs rising to first floor

### **Kitchen**

16' 8" x 15' 11" ( 5.08m x 4.85m )

Two timber single glazed windows to front aspect, range of wall and base units, two American style fridge freezers, integrated induction hob with cooker hood over, integrated microwave, three integrated electric ovens, integrated wine fridge, built in storage cupboard, one and a half bowl drainer sink, tile splashback, radiator, spotlights, range of domestic appliances to stay

### **Dining Room**

15' 10" MAX x 11' 2" MAX ( 4.83m MAX x 3.40m MAX )

Wooden stable door to garden, wooden double doors top garden, four skylights, pantry cupboard, cupboard housing wall mounted LPG boiler, raised loft door to loft over bedroom, two ceiling light points, three wall light points

### **Bedroom Three**

12' 7" x 10' 3" MAX ( 3.84m x 3.12m MAX )

Wooden door with glass panel inserts to garden, timber single glazed window to front aspect, kitchenette, radiator, spotlights, bedroom is currently configured as a successful Airbnb

### **En-Suite Three**

Walk-in shower, timber single glazed window to front aspect, panel bath, vanity unit, low level W.C, spotlights

### **Landing**

Timber single glazed window to front aspect, cupboard over stairs, ceiling light point, stairs down to ground floor

### **Bedroom One**

16' 4" MAX x 14' 8" MAX ( 4.98m MAX x 4.47m MAX )

Two timber single glazed windows to front and side aspects, access to loft via hatch, two radiators, two ceiling light points, two wall light points, spotlights

### **Walk-In Wardrobe**

5' 6" x 4' 4" ( 1.68m x 1.32m )

Rail and shelving, ceiling light point

### **En-Suite One**

Walk-in shower, vanity unit, low-level W.C, part-tile walls, towel radiator, automatic ceiling light points

### **Bedroom Two**

11' 10" MAX x 10' 2" ( 3.61m MAX x 3.10m )

Timber single glazed window to front aspect, feature fireplace, radiator, ceiling light point

### **En-Suite Two**

Timber single glazed window to rear aspect, walk-in shower, vanity unit, low level W.C, towel radiator, spotlights

### **Utility Room**

7' 3" x 5' 7" ( 2.21m x 1.70m )

Timber single glazed window to rear aspect, built-in storage cupboard, space for free standing washing machine and dryer, work surface, radiator, two wall light points

### **Garden**

Private enclosed garden, laid to lawn, sheltered





patio seating area, fenced area with timber shed, two wall light points, range of established plants and shrubs, outside tap, timber gate to Tuckers Arms pub

**Parking**

Gated gravel driveway providing off-street parking

**Agents Note**

The Tuckers Arms Pub has a right of way via a timber gate in the garden for fire exit purposes. Please call Fox & Sons Axminster on 01297 32323 for more information



**view this property online** [fox-and-sons.co.uk/Property/AXM104267](http://fox-and-sons.co.uk/Property/AXM104267)



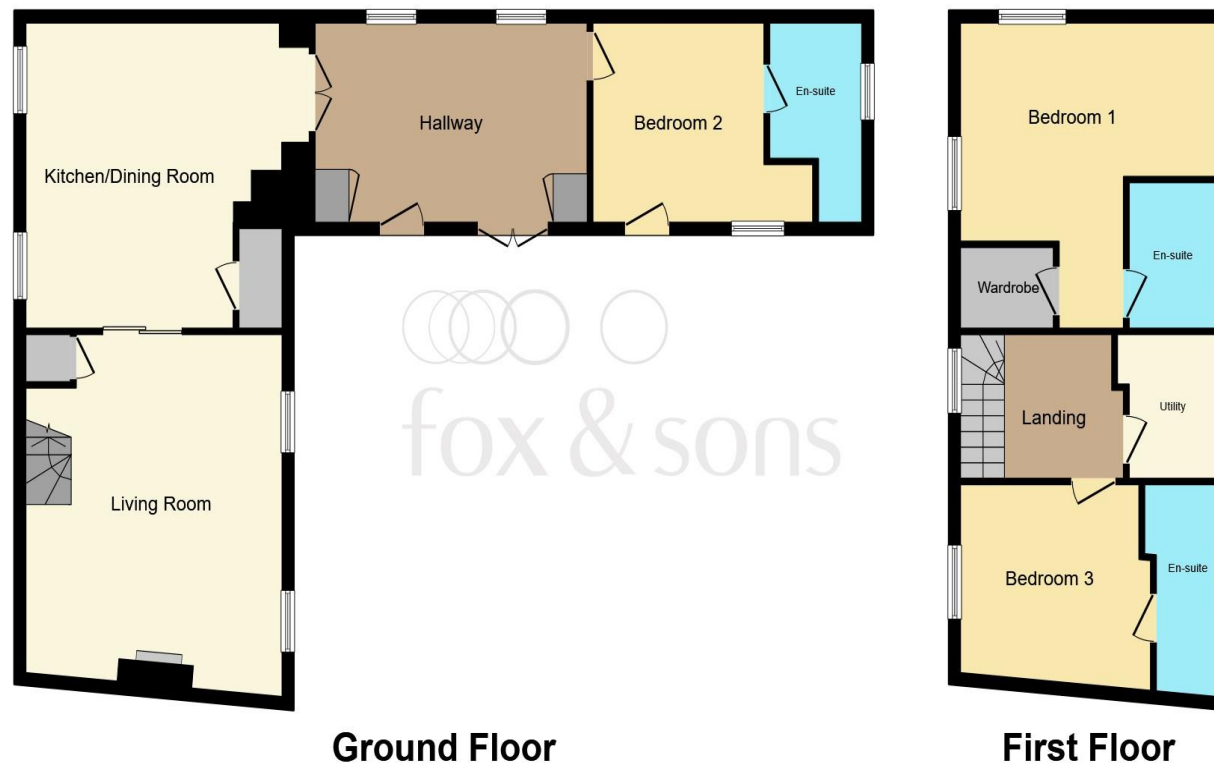
welcome to

## The Tuckers Lodge, Dalwood Axminster

- COUNCIL TAX BAND = D
- THREE DOUBLE BEDROOMS
- CHARMING GRADE II LISTED CONVERSION
- PRETTY GARDEN
- AMPLE PARKING

Tenure: Freehold EPC Rating: Exempt

**£550,000**



Total floor area 128.8 m<sup>2</sup> (1,386 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](http://www.focalagent.com)

view this property online [fox-and-sons.co.uk/Property/AXM104267](http://fox-and-sons.co.uk/Property/AXM104267)



Property Ref:  
AXM104267 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)