



**Green Lawn Way, Axminster EX13 5FW**



**welcome to**

## **Green Lawn Way, Axminster**

Fox & Sons are delighted to bring to the market this well presented three-bedroom semi-detached home situated on the outskirts of Axminster. This property offers an open plan lounge/kitchen leading to rear garden with decking area and lawn, master bedroom with en-suite and garage for parking

### **Entrance Hallway**

Entered via a uPVC double glazed door with a glass panel insert, stairs to second floor, radiator and ceiling light point

10' 4" x 8' 9" ( 3.15m x 2.67m )

uPVC double glazed window, radiator, ceiling light point, carpet

### **Downstairs Cloakroom**

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

### **Bedroom 3**

10' 4" x 6' 5" ( 3.15m x 1.96m )

uPVC double glazed window, radiator, ceiling light point, carpet

### **Lounge**

16' 6" x 15' 6" ( 5.03m x 4.72m )

uPVC double glazed French doors to decking, vinyl flooring, two radiators, ceiling light point, cupboard housing water tank and emersion

### **Front Garden**

Wooden gated, grass fronted with wild flowers, paved path to front door

### **Rear Garden**

Decking area from Lounge patio doors leading to grass area, paved path to side gate, outside tap, outside electric point, shed in bottom corner

### **Kitchen**

9' 3" x 8' ( 2.82m x 2.44m )

uPVC double glazed window to front aspect, integrated appliances to include - dishwasher, electric oven with grill, fridge freezer and gas hob with cooker hood over, space for washing machine, one and half bowl drainer sink, range of wall and base units with surfaces over, spotlights, cupboard housing boiler

### **Garage**

17' 11" x 9' ( 5.46m x 2.74m )

Loft space for extra storage

### **Upstairs Landing**

Carpet

### **Bedroom 1**

13' 1" Max x 10' 1" ( 3.99m Max x 3.07m )

uPVC double glazed window, built in wardrobe, radiator, ceiling light point, carpet

### **En-Suite**

Low level W.C, wash hand basin, heated towel rail, tiled shower, tiled floor

### **Bedroom 2**





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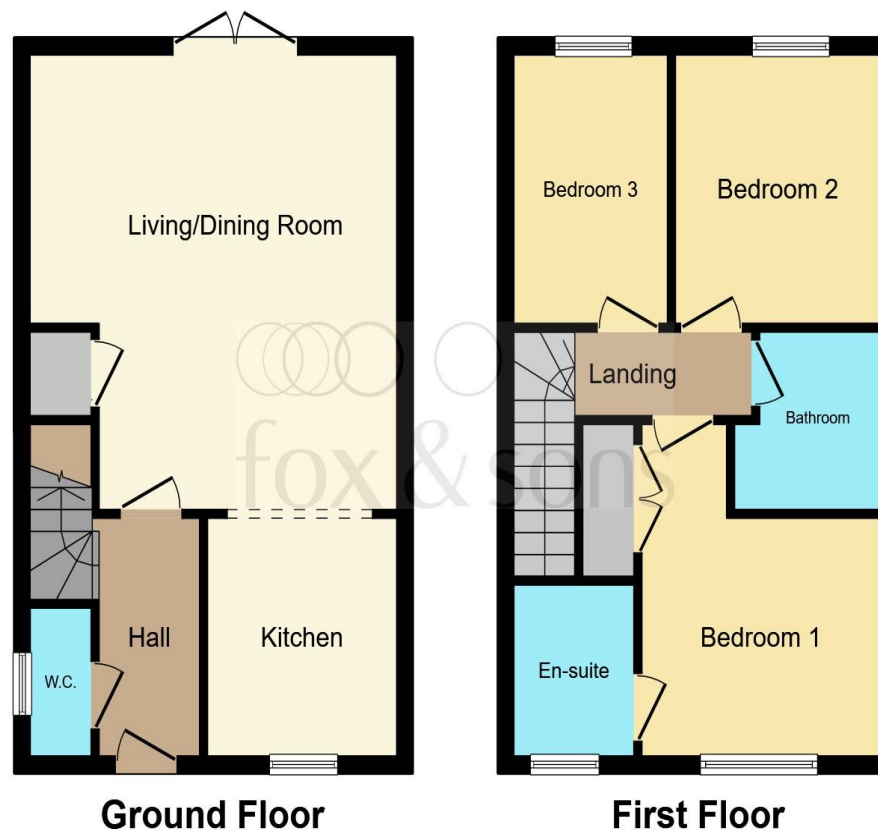
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## Green Lawn Way, Axminster

- COUNCIL TAX BAND C
- THREE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: B

**£290,000**



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)

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