



**Churchill Rise, Axminster EX13 5FX**



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## **Churchill Rise, Axminster**

Fox & Sons are delighted to bring to the market this spacious and beautifully presented three bedroom home. Benefiting from a spacious kitchen/diner, master bedroom with en-suite, rear garden with summer house ideal for utilising as a home office if desired, and a separate garage with driveway.

### **Entrance Hallway**

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

### **Cloakroom / Utility**

Hidden cistern W.C, wash hand basin with tiled splash back, integrated washing machine, airing cupboard housing water tank, radiator, ceiling light point

### **Kitchen/Diner**

17' 11" Max x 11' 7" Max ( 5.46m Max x 3.53m Max )  
uPVC double glazed patio doors leading to rear garden, uPVC double glazed window, full range of wall and base units with work surface over, integrated appliances to include fridge freezer, dishwasher, electric oven and grill, gas hob with cooker hood over, one and a half bowl drainer sink, tiled flooring, radiator, range of spot light and ceiling light points

### **Lounge**

17' 11" Max x 10' 9" ( 5.46m Max x 3.28m )  
uPVC double glazed windows, radiator, ceiling light point

### **Upstairs Landing**

uPVC double glazed window, radiator, ceiling light point

### **Bedroom 1**

11' 6" x 11' 10" ( 3.51m x 3.61m )  
uPVC double glazed window, built in wardrobe, radiator, ceiling light point

### **En-Suite**

uPVC double glazed window, hidden cistern W.C, wash hand basin with tiled splash back, tiled shower,

tiled floor, radiator, ceiling light point

### **Bedroom 2**

10' 10" x 10' 9" ( 3.30m x 3.28m )  
uPVC double glazed window, radiator, ceiling light point

### **Bedroom 3**

10' 9" x 6' 10" ( 3.28m x 2.08m )  
uPVC double glazed window, radiator, ceiling light point

### **Front Garden**

Landscaped with wooden and graveled area

### **Rear Garden**

Paved patio, laid to artificial grass and raised beds, summer house with power, side gate

### **Summer House**

10' 6" x 6' 7" ( 3.20m x 2.01m )  
Power supply, ceiling light points, insulated, laminate flooring, double glazed

### **Garage**

18' 2" x 9' 1" ( 5.54m x 2.77m )  
Storage space, driveway parking also





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## Churchill Rise, Axminster

- COUNCIL TAX BAND B
- KITCHEN/DINER LEADING TO REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE
- SUMMER HOUSE
- SEPARATE GARAGE AND DRIVEWAY PARKING

Tenure: Freehold EPC Rating: B

**£320,000**



**Outbuilding**

Total floor area 93.6 m<sup>2</sup> (1,008 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)

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