



Tre-Bah Lear Lane, Axminster EX13 5JD

welcome to

Tre-Bah Lear Lane, Axminster

Fox & Sons are delighted to bring to the market this two bedroom bungalow, plus loft rooms, with pretty gardens to front and rear. Benefiting from driveway parking, garage and a tucked away location on a quiet cul-de-sac.

Front Garden & Driveway

Pretty laid to patio front garden, range of mature plants and shrubs, pond, parking accessed via a gated driveway leading to a garage, gated access to rear garden via path to side of property

Entrance Porch

Entered via uPVC double glazed door, uPVC double glazed windows to front and side aspects, wall light points, radiator, secondary door leading into:

Entrance Hallway

Entered via wooden stable door, storage cupboard, radiator, ceiling light points, double glazed window to side aspect

Lounge

14' 10" x 11' 11" (4.52m x 3.63m)
uPVC double glazed bay window to front aspect, gas fire with feature surround, ceiling light point, radiator

Dining Room

uPVC double glazed window to side aspect, ceiling light point, radiator

Kitchen

10' 10" x 12' 5" (3.30m x 3.78m)
Dual aspect uPVC double glazed windows to side & rear aspects, uPVC double glazed door leading to rear garden, a mixture of wall & base units with work surface over, tiled splashback, one & a half bowl drainer sink, gas hob with cooker hood overhead, integrated electric oven, space & plumbing for washing machine & upright fridge/freezer

Bedroom 1

8' x 10' 4" (2.44m x 3.15m)

Ground floor, uPVC double glazed window to rear aspect overlooking garden, ceiling light, radiator

En-Suite

Low level WC, vanity unit under hand wash basin, separate double shower, waterproof wall panels

Bedroom 2

11' 11" x 11' 11" (3.63m x 3.63m)
Ground floor, uPVC double glazed window to front aspect, ceiling light, radiator

Shower Room

uPVC double glazed opaque window to rear aspect, low level WC, wash hand basin, corner shower cubicle, tiled walls, heated towel rail, ceiling light point

Loft Space - Loft Room 1

10' 8" x 12' 9" (3.25m x 3.89m)
Velux uPVC double glazed window , double glazed window to side aspect, storage under eaves, ceiling light point, radiator

Loft Space - Loft Room 2

5' x 15' 3" (1.52m x 4.65m)
Velux uPVC double glazed window, uPVC double glazed window to side aspect, storage under eaves, ceiling light point

Loft Space - Wet Room

Velux double glazed window, low level WC, hand wash basin, electric shower with shower head, ceiling light point

Rear Garden

Enclosed spacious laid to lawn rear garden, mature plants and trees



Garage

Integrated, accessed via wooden double doors from gated driveway



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welcome to

Tre-Bah Lear Lane, Axminster

- DETACHED BUNGALOW
- PRETTY FRONT & REAR GARDENS
- DRIVEWAY PARKING WITH GARAGE
- 2 BEDROOMS WITH LOFT SPACE
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: Awaiting

£345,000



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

Awaiting Photograph

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Property Ref:
AXM104305 - 0002

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