



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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED BUNGALOW
- PRETTY FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: E

guide price

£250,000



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

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Property Ref:
AXM104305 - 0004

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