



Flax Meadow Lane, Axminster EX13 5FJ



welcome to

Flax Meadow Lane, Axminster

Fox & Sons are delighted to bring to the market this well presented three bedroom house, located on Flax Meadow Lane less than a mile from the town centre of Axminster. The property offers a spacious open plan kitchen/dining room, en-suite master bedroom, enclosed rear garden and separate garage.

Front Garden

Paved stone steps leading to front door with porch over, area surrounding house laid to astro turf with grey slate chipping features

Entrance Hallway

Double glazed panelled front door, understairs cupboard for storage housing fuseboard, ceiling light point, radiator, stairs rising to first floor landing

Downstairs Cloakroom

Low level WC, hand wash basin, extractor fan, ceiling light point, radiator,

Lounge

11' 7" Max x 18' 7" Max (3.53m Max x 5.66m Max)
uPVC double glazed windows to front aspect, ceiling light point, radiators

Kitchen/Dining Room

17' 11" Max x 19' 2" Max (5.46m Max x 5.84m Max)

Kitchen area:

uPVC double glazed window to rear aspect, range of wall and base units, tiled splashback, electric oven and gas hob with cooker hood overhead, one and half bowl drainer sink, space for fridge/freezer, washing machine and dishwasher, gas boiler housed in cupboard, ceiling light point

Dining area:

uPVC double glazed french doors to garden, ceiling light point, radiator

Landing

uPVC double glazed windows to front aspect, built in cupboard housing hot water tank, loft hatch, ceiling light points, radiator

Master Bedroom

15' 3" Max x 11' 9" (4.65m Max x 3.58m)

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

En-Suite

uPVC double glazed frosted window to front aspect, tiled shower, wash hand basin, low level WC, part tiled walls, extractor fan, ceiling light point, radiator

Bedroom 2

12' 2" Max x 8' 9" (3.71m Max x 2.67m)

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

Bedroom 3

9' 7" Max x 9' 7" (2.92m Max x 2.92m)

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

Rear Garden

Enclosed with timber fencing, decking patio area, flower bed with mature plants and shrubs, paved patio area, grey slate chipping feature areas, paved stone path to garage, power and water supply

Garage

17' 9" x 8' 1" (5.41m x 2.46m)

Separate garage accessed via door from garden, or from off road area to the rear of the garden/property, up and over garage door, power supply





view this property online fox-and-sons.co.uk/Property/AXM104357



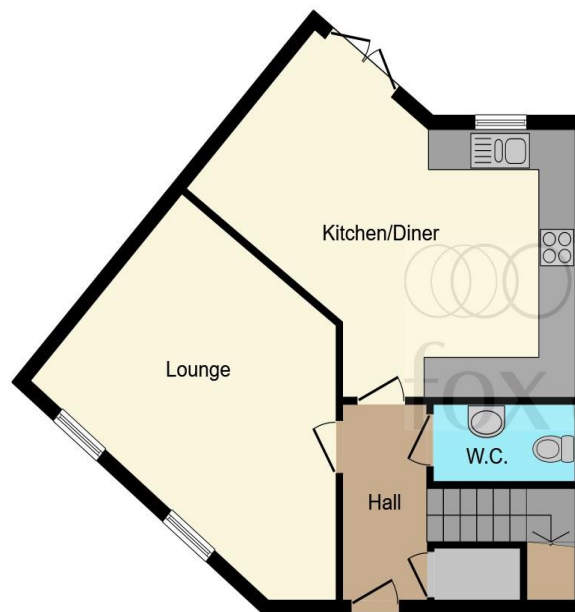
welcome to

Flax Meadow Lane, Axminster

- Open plan kitchen/dining room
- Council tax band C
- Master bedroom with en-suite
- Enclosed rear garden
- Separate garage

Tenure: Freehold EPC Rating: Awaiting

£285,000



Ground Floor



First Floor

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

view this property online fox-and-sons.co.uk/Property/AXM104357



Property Ref:
AXM104357 - 0003

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



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk