



Chapel Way, Axminster EX13 5GY



welcome to

Chapel Way, Axminster

Ideal opportunity to purchase this immaculately presented three bedroom home, being offered for sale with NO ONWARDS CHAIN. Constructed in 2021 with the remainder of the NHBC

Entrance Hall

Entered via Upvc double glazed door into entrance hallway

Cloakroom

Upvc double glazed window to front aspect, low level WC, wash hand basin, radiator, ceiling light point

Lounge

14' 2" x 12' 4" (4.32m x 3.76m)

Upvc double glazed window to front aspect, 'Karndean' flooring, radiator, ceiling light point, stairs rising to first floor

Kitchen Diner

15' 6" x 9' 8" (4.72m x 2.95m)

Upvc double glazed window and patio doors opening to rear garden, range of wall and base units with worksurface over and tiled splashbacks, integrated appliances to include fridge freezer and electric oven with gas hob and cooker hood over, space and plumbing for washing machine and dishwasher, combi boiler housed in cupboard, understair storage cupboard, dining space, radiator, ceiling light point, 'Karndean' flooring

Landing

Access to loft via hatch (we have been advised that the loft space is insulated) airing cupboard, ceiling light point

Bedroom One

12' x 11' 6" (3.66m x 3.51m)

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

En-Suite

Upvc double glazed opaque glass window to front

aspect, shower cubicle, low level WC, wash hand basin, radiator, ceiling light point 'Karndean' flooring

Bedroom Two

8' 9" x 7' 8" (2.67m x 2.34m)

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

Bedroom Three

7' 8" x 6' 6" (2.34m x 1.98m)

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

Bathroom

Three piece bathroom suite comprising of panel bath with shower over, low level WC and wash hand basin, ceiling light point, radiator, 'Karndean' flooring

Rear Garden

Enclosed rear garden, laid to lawn with both patio seating and decorative gravelled areas

Parking

Two allocated spaces to the rear of the property

Agents Note

This property is currently under a shared ownership with 50% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Heylo housing association, who would need to be contacted to ensure any criteria are met by the interested party.

For more information, please call Fox and Sons Axminster





view this property online fox-and-sons.co.uk/Property/AXM104363



welcome to

Chapel Way, Axminster

- NO ONWARDS CHAIN
- CONSTRUCTED IN 2021 - REMAINDER OF THE NHBC
- THREE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN

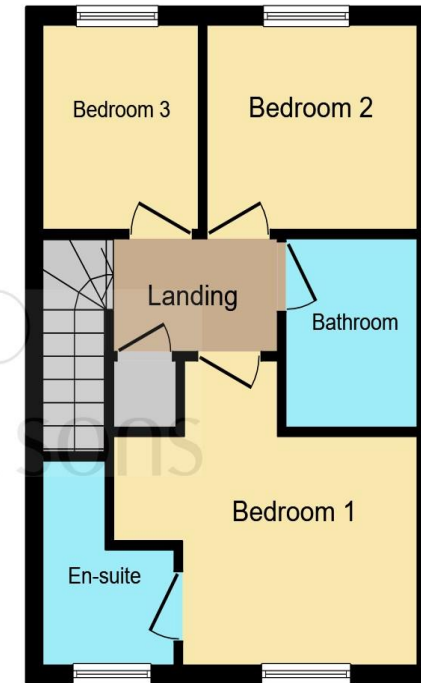
Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Dec 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



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/AXM104363



Property Ref:
AXM104363 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk