



**Glenwater Close, Axmouth, Seaton EX12 4BT**



**welcome to**

## **Glenwater Close, Axmouth Seaton**

NO ONWARDS CHAIN split level house boasting stunning views across the countryside and over the estuary. Benefiting from double garage with driveway parking, three bedrooms and tiered garden to the rear.

### **Entrance Hall**

Entered via Upvc double glazed opaque glass door with Upvc double glazed opaque glass window to side, stairs rising up to main accommodation, coat cupboard, radiator, ceiling light point

### **Utility Room**

7' 11" x 6' 6" ( 2.41m x 1.98m )

Upvc double glazed window to front aspect, base units with worksurface over, drainer sink, space and plumbing for washing machine, fridge and freezer

### **Dining Room**

12' x 11' 8" ( 3.66m x 3.56m )

Upvc double glazed window to front aspect over stairs, cupboard housing water tank with storage space, radiator, ceiling light point

### **Lounge**

17' 11" x 14' 11" ( 5.46m x 4.55m )

Upvc double glazed windows to front and side aspects with views over the estuary, electric fire with feature surround, radiator, ceiling light point

### **Kitchen**

12' 4" x 9' 1" ( 3.76m x 2.77m )

Upvc double glazed window to front aspect, range of wall and base units with worksurface over and tiled splash backs, integrated dishwasher, oven and hob with cooker hood over, one and a half bowl drainer sink, strip lighting, Upvc double glazed opaque glass door opening to garden

### **Bedroom One**

12' 11" x 10' 2" ( 3.94m x 3.10m )

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

### **En-Suite**

Upvc double glazed opaque glass window to side aspect, shower cubicle, low level WC, wash hand basin, heated towel rail, ceiling light point

### **Bedroom Two**

12' 9" x 10' 3" max ( 3.89m x 3.12m max )

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

### **Bedroom Three**

12' 11" x 7' ( 3.94m x 2.13m )

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

### **Bathroom**

Upvc double glazed opaque window to side aspect, panel bath with shower off taps, low level WC, wash hand basin vanity unit, heated towel rail, ceiling light point

### **Double Garage**

17' 10" x 15' 1" ( 5.44m x 4.60m )

Access via electric up and over door, power and light

### **Rear Garden**

Tiered garden which is predominantly laid to lawn with a range of mature plants and shrubs, stunning views towards the estuary and over the countryside





***view this property online*** [fox-and-sons.co.uk/Property/AXM104398](http://fox-and-sons.co.uk/Property/AXM104398)



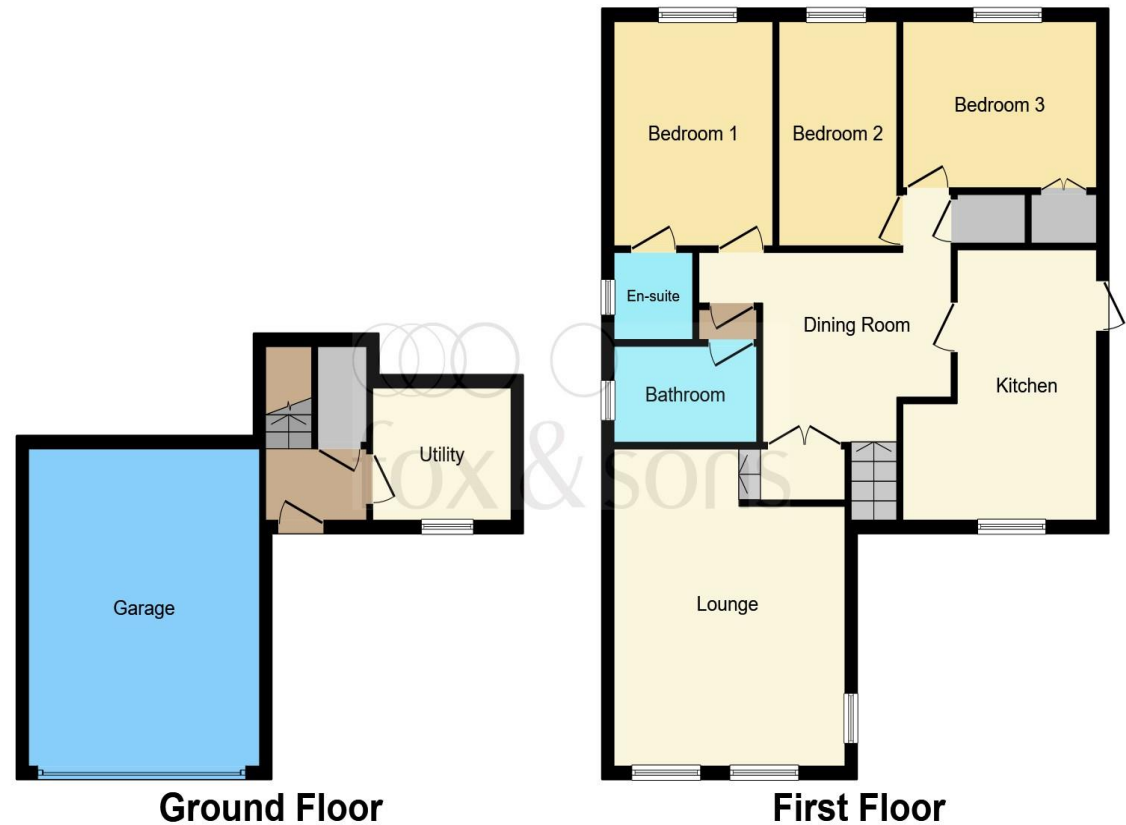
welcome to

## Glenwater Close, Axmouth Seaton

- NO ONWARDS CHAIN
- FAR REACHING VIEWS
- SPLIT LEVEL HOUSE
- DOUBLE GARAGE AND DRIVEWAY PARKING
- PRETTY VILLAGE LOCATION

Tenure: Freehold EPC Rating: F

**£485,000**



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](http://www.focalagent.com)

view this property online [fox-and-sons.co.uk/Property/AXM104398](http://fox-and-sons.co.uk/Property/AXM104398)



Property Ref:  
AXM104398 - 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 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.

  
fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)