



Stoney Close Cooks Lane, Axminster EX13 5SQ



welcome to

Stoney Close Cooks Lane, Axminster

Fox & Sons are delighted to bring to the market this detached three bedroom bungalow in the sought after rural location of Cooks Lane, Raymonds Hill. Offering a private off road gated driveway, three bedrooms, beautiful rear enclosed garden and separate garage/workshop.

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 £300 inc VAT towards the preparation cost of the pack.

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 And Driveway

Private off road gated paved driveway with space for multiple vehicles leading to separate garage, laid to lawn area, mature hedgerow and trees

Entrance Hallway

uPVC front door with double glazed feature panel, built in cupboard housing boiler, radiators, ceiling light points, loft hatch

Lounge

20' 1" x 10' 11" (6.12m x 3.33m)
uPVC double glazed dual aspect windows to front and side elevations, uPVC double glazed french doors to rear aspect leading to steps down to patio, boarded fireplace with feature surround, radiators, ceiling light points

Kitchen

7' 1" x 9' 7" (2.16m x 2.92m)
uPVC double glazed window to rear aspect and door leading to steps down to patio, range of wall and base units with worktop over, electric oven and induction hob with cooker hood over, space for fridge, stainless steel drainer sink, spotlights

Bathroom

uPVC double glazed frosted window to rear aspect, panelled bath, separate shower, hand wash basin, low level WC, heated towel rail, part tiled walls, spotlights

Master Bedroom

10' 10" x 10' 8" (3.30m x 3.25m)
uPVC double glazed window to front aspect, built in feature cupboards, radiator, ceiling light point

Bedroom 2

8' 10" x 9' 3" (2.69m x 2.82m)
uPVC double glazed window to front aspect, radiator, ceiling light point

Bedroom 3





7' 6" x 9' (2.29m x 2.74m)

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

Rear Garden

Enclosed rear garden, stone steps leading from both Lounge and Kitchen down to patio area, well established laid to lawn area with a range of mature shrubs and trees, two timber sheds and wood store, paved path around side of property to wooden gate leading to front driveway

Garage

35' 6" x 13' 3" (10.82m x 4.04m)

Stone steps rising up from patio area leading to side door of garage/workshop, power supply, windows to rear elevation overlooking garden, up and over garage door

Agents Note

Please note -

We have been advised that the property is of 'Woolaway' construction



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- WOOLAWAY CONSTRUCTION
- Three bedrooms

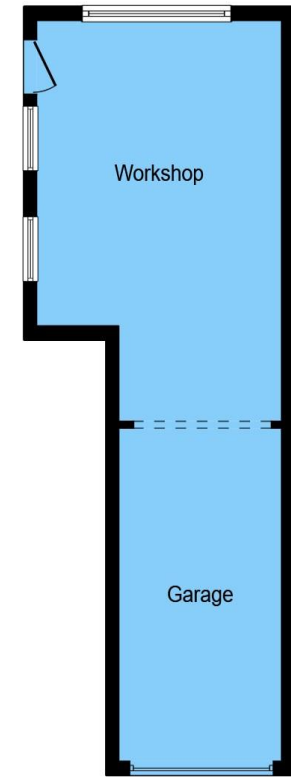
Tenure: Freehold EPC Rating: D

guide price

£350,000



Floor Plan



Outbuilding

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:
AXM104343 - 0004

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.



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