



**The Haven Lyme Road, Axminster EX13 5BQ**

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## **The Haven Lyme Road, Axminster**

Fox & Sons are delighted to bring to the market this well presented three-bedroom semi-detached home situated on the outskirts of Axminster. Offering private driveway, garage for extra parking & storage, enclosed rear garden with summer house & 2 timber sheds, and beautiful countryside views.

### **Driveway & Front Garden**

Off road driveway with space for two cars, laid to lawn area, range of mature shrubs and trees, recycling store, power supply

### **Garage**

20' x 8' 10" ( 6.10m x 2.69m )

Up and over garage door, concrete floor, power points, ceiling light point

### **Entrance Porch**

uPVC double glazed window to front aspect, door leading to entrance hallway, ceiling light point

### **Entrance Hallway**

uPVC double glazed window to front side aspect, doors leading to study and dining room, stairs rising to first floor, radiator, ceiling light point

### **Study**

7' 7" x 8' 1" ( 2.31m x 2.46m )

uPVC window to front aspect, built in cupboard, radiator, ceiling light point

### **Lounge**

18' 10" x 11' 2" ( 5.74m x 3.40m )

uPVC double glazed french doors to front garden, uPVC double glazed patio doors to conservatory, door leading to dining room, fireplace, built in shelves, radiator, ceiling light point

### **Dining Room**

9' 11" x 11' ( 3.02m x 3.35m )

uPVC double glazed window to side aspect, doors leading to kitchen and lounge, under stairs storage, radiator, ceiling light point

### **Kitchen**

8' 3" x 14' 3" ( 2.51m x 4.34m )

uPVC double glazed window to rear aspect, doors leading to conservatory and dining room, range of wall and base units with worktop over, drainer sink, electric oven with gas hob and cooker hood over, space and plumbing for range of domestic appliances, ceiling light points

### **Conservatory**

14' 9" x 8' ( 4.50m x 2.44m )

uPVC double glazed windows and french doors leading to garden, doors leading to utility and kitchen, radiator, wall light points

### **Utility Room & Wc**

5' x 5' ( 1.52m x 1.52m )

uPVC double glazed windows to side aspect. space and plumbing for range of domestic appliances, low level WC, hand wash basin, built in cupboards, wall light points

### **Bedroom 1**

11' x 9' 11" ( 3.35m x 3.02m )

uPVC double glazed window to front aspect. built in cupboard, radiator, ceiling light point

### **Bedroom 2**

11' 2" Max x 11' 1" ( 3.40m Max x 3.38m )

uPVC double glazed window to front aspect. built in cupboard, radiator, ceiling light point

### **Bedroom 3**

11' x 8' ( 3.35m x 2.44m )

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

### **Main Bathroom**

uPVC double glazed window to rear aspect, panelled bath with shower over, hand wash basin, low level WC, radiator, ceiling light point, built in cupboard





### **Second Bathroom**

uPVC double glazed window to rear aspect, separate shower, hand wash basin, low level WC, radiator, ceiling light point, built in cupboard under sink

### **Rear Garden**

Laid to lawn with patio and decking areas, summer house, two sheds, side gate, range of mature shrubs, flowers and trees



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## The Haven Lyme Road, Axminster

- Three bedroom semi-detached house
- Driveway & garage
- Council Tax Band C
- Front and rear gardens
- Beautiful countryside views

Tenure: Freehold EPC Rating: D

**£320,000**



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)

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Property Ref:  
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fox & sons



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