



Rose Cottage, Ham, Axminster EX13 7HL

welcome to

Rose Cottage, Ham, Axminster

Idyllic home set in a peaceful hamlet within the black down hills (AONB) the home is truly positioned to enjoy the views, and offers a beautiful mature garden to enjoy the peaceful surroundings!

Living Room

20' 5" x 11' 4" (6.22m x 3.45m)

Dual aspect room with uPVC double glazed window to the front and rear, fitted carpet, wall lights, television point, exposed ceiling beams and woodburning stove.

Dining Room

15' 6" x 12' 6" (4.72m x 3.81m)

Dual aspect room with uPVC double glazed windows to the front and rear. Oil fired boiler, wall lights, fitted carpet and stairs rising to the first floor.

Kitchen

13' x 8' 10" (3.96m x 2.69m)

Fitted kitchen comprising wall and base units with adjoining work surfaces, one and a half bowl sink and drainer unit, electric oven and hob with cookerhood over, tiled floor and radiator. uPVC double glazed window to the front aspect and uPVC door out to the rear garden.

Utility Room

7' 5" x 5' 1" (2.26m x 1.55m)

With space and plumbing for washing machine, fitted carpet and opaque double glazed window.

Conservatory

22' 8" x 7' 10" (6.91m x 2.39m)

Of uPVC double glazed construction, tiled floor.

Landing

With stairs rising from the dining room. Fitted carpet, loft access and double glazed window to the rear aspect.

Bedroom One

10' 11" x 9' 9" (3.33m x 2.97m)

With uPVC double glazed window to the front

aspect, fitted carpet and radiator.

Bedroom Two

13' 2" x 9' 1" (4.01m x 2.77m)

Dual aspect room with uPVC double glazed window to the front and rear, fitted carpet, radiator and loft access.

Bedroom Three

13' 10" x 7' 2" (4.22m x 2.18m)

With two uPVC double glazed windows to the front aspect, fitted carpet, television point and radiator.

Bedroom Four

10' 6" x 8' (3.20m x 2.44m)

With uPVC double glazed window to the front aspect, fitted carpet and radiator.

Bathroom

Suite comprising walk in shower cubicle, WC and pedestal wash hand basin. Full tiling to the walls, radiator and opaque double glazed window.

Outside

The property is set within attractive grounds with a variety of shrubs and plants throughout. To the front, the gardens are predominantly laid to lawn with a driveway providing parking for approximately 3 vehicles. Leading around to the side and rear, the gardens are mainly laid to lawn with areas of patio, ideal for al-fresco dining and relaxing, as well as a number of timber sheds and a large greenhouse.





view this property online fox-and-sons.co.uk/Property/AXM104419



welcome to

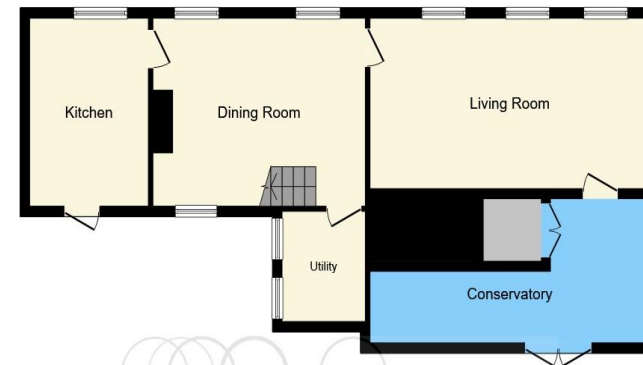
Rose Cottage, Ham, Axminster

- COUNCIL TAX BAND = E
- PRETTY MATURE GARDENS
- BEAUTIFUL IDYLIC LOCATION
- FOUR GOOD SIZED BEDROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£500,000



Ground Floor



First Floor

Total floor area 128.7 sq.m. (1,386 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online fox-and-sons.co.uk/Property/AXM104419



Property Ref:
AXM104419 - 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.


fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk