





# welcome to

## **Alexandra Road, Axminster**

Fox & Sons are delighted to bring to the market this delightful three bedroom semi-detached property. Offering three bedrooms, open plan kitchen/diner, spacious driveway and rear garden with wonderful countryside views towards Stockland.

## **Entrance Hallway**

Entered through uPVC double glazed insert front door, radiator, spotlights and stairs rising to first floor

#### Cloakroom

Low level WC, wash hand basin, extractor fan, access to understairs store, radiator and ceiling light point

## Study

10' 10" x 10' 4" max ( 3.30m x 3.15m max ) uPVC double glazed window to front aspect, radiator and ceiling light point

## Lounge

13' 6" x 10' 11" ( 4.11m x 3.33m ) uPVC double glazed window to front aspect, radiator and ceiling light point

#### Kitchen

9' 11" x 8' 9" ( 3.02m x 2.67m )

uPVC double glazed window to rear aspect, range of wall and base units with worktop over, tiled splashback, integrated fridge/freezer and mini fridge, integrated double electric oven, integrated dishwasher, induction hob with cooker hood over, stainless steel drainer sink, spotlights, opening onto dining room:

## **Dining Room**

14'  $\times$  12' (4.27m  $\times$  3.66m) uPVC double glazed French doors leading to garden, gas fireplace with feature surround, radiator and ceiling light point

## **Utility Room**

14' 8" x 6' 7" ( 4.47m x 2.01m ) uPVC double glazed opaque door leading to garden, space and plumbing for washing machine

and tumble dryer, built in cupboards, wash hand basin, radiator and spotlights

## Landing

uPVC double glazed window to front aspect, radiator and ceiling light point

#### **Bedroom One**

13' 4" x 10' 4" (  $4.06m \times 3.15m$  ) uPVC double glazed window to rear aspect, radiator and ceiling light point

#### **Bedroom Two**

10' 11" x 9' 3" ( 3.33m x 2.82m ) uPVC double glazed window to front aspect, built in cupboards, radiator and ceiling light point

#### **Bedroom Three**

10'  $\times$  7' 3" (  $3.05m \times 2.21m$  ) uPVC double glazed window to rear aspect, radiator and ceiling light point

### **Bathroom**

uPVC double glazed opaque window to side aspect, wash hand basin with built in storage below, low level WC, panelled bath with shower over, heated towel rail, part tiled walls and spotlights

### Rear Garden

Raised paved patio, laid to lawn area, wooden decked seating area to rear of garden, timber shed and summerhouse (both with power and lighting) and outside tap

## **Parking**

Paved parking area with space for four cars to the front of the property













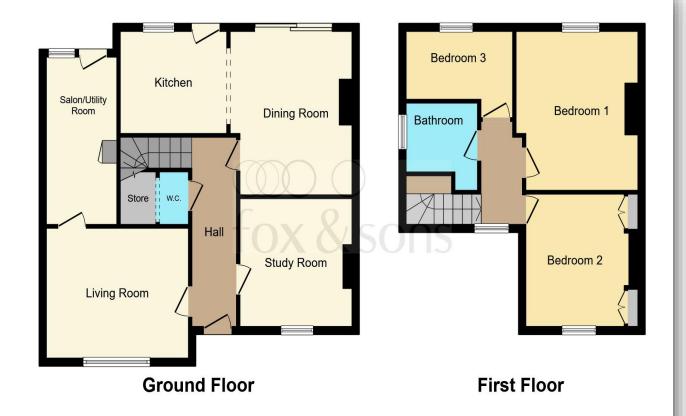
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# **Alexandra Road, Axminster**

- SEMI-DETACHED HOME
- COUNCIL TAX BAND C
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- SPACIOUS DRIVEWAY

Tenure: Freehold EPC Rating: D

£350,000



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

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01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk

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