



Alexandra Road, Axminster EX13 5PR



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' x 12' (4.27m x 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 x 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' x 7' 3" (3.05m x 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





view this property online fox-and-sons.co.uk/Property/AXM104250



welcome to

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



Ground Floor



First Floor

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

view this property online fox-and-sons.co.uk/Property/AXM104250



Property Ref:
AXM104250 - 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



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk