



Foxhill, Axminster EX13 5LQ



welcome to

Foxhill, Axminster

Fox & Sons are delighted to bring the market this wonderful family home situated in Foxhill, Having been extended the property offers spacious living accommodation and rear access to the local park and walks in the neighbouring fields.

Entrance Hall

Enter via a uPVC double glazed door with glass panel inserts, uPVC double glazed opaque window to front aspect, stairs rising to first floor, radiator, ceiling light point

Study/Snug

7' 3" x 7' 2" max (2.21m x 2.18m max)
uPVC double glazed window to front aspect, cupboard housing fuse board, radiator, ceiling light point

Lounge

17' 2" max x 10' 7" (5.23m max x 3.23m)
uPVC double glazed bay window to front aspect, electric fire with surround, radiator, ceiling light points, opens to dining area

Dining Area

9' x 6' 8" (2.74m x 2.03m)
uPVC double glazed glass door out to rear garden, radiator, wall light points

Kitchen

10' 3" x 7' 11" (3.12m x 2.41m)
uPVC double glazed window to rear aspect, space for fridge and dishwasher, one and a half bowl drainer sink, integrated electric cooker with hood over, integrated oven, range of wall and base units with worktops over, understairs storage cupboard, pantry cupboard, ceiling light point

Utility Room

12' max x 7' 5" max (3.66m max x 2.26m max)
Space for a range of white goods, sliding uPVC double glazed patio doors to rear garden, ceiling light point

Downstairs Wc

Low level W.C, uPVC double glazed opaque window to rear, ceiling light point

Landing

Stairs down to entrance hall, uPVC double glazed opaque window to rear aspect, access to loft storage via hatch, radiator, ceiling light point

Bedroom One

11' 7" max x 10' 7" max (3.53m max x 3.23m max)
uPVC double glazed window to front aspect, radiator, ceiling light point

Bedroom Two

10' 4" x 9' 9" (3.15m x 2.97m)
uPVC double glazed window to front aspect, storage cupboard over stairs, airing cupboard housing wall mounted gas boiler, radiator, ceiling light point

Bedroom Three

9' x 6' 9" (2.74m x 2.06m)
uPVC double glazed window to rear aspect, radiator, ceiling light point

Walk-In Wardrobe

7' x 5' 8" (2.13m x 1.73m)
ceiling light point

Bathroom

uPVC double glazed opaque window to rear aspect, shower cubicle, low level W.C, wash hand basin, part tile wall, heated towel rail, extractor fan, ceiling light point

Rear Garden

enclosed rear garden, laid to patio, decking seating area, gravel bed with a range of established shrubs and plants, outside tap, garden room, timber gate with access to park and neighbouring fields





Garden Room

12' 1" x 9' 2" (3.68m x 2.79m)

Enter via uPVC double glazed doors, uPVC double glazed window, wall light points

Front Garden

Stone path leading to property, driveway with cast iron fence around

Parking

Driveway to front of property allowing parking for two vehicles

Agents Note

Please note that this property is subject to a local restriction - section 157 - please call Fox and Sons for more information



view this property online fox-and-sons.co.uk/Property/AXM104478



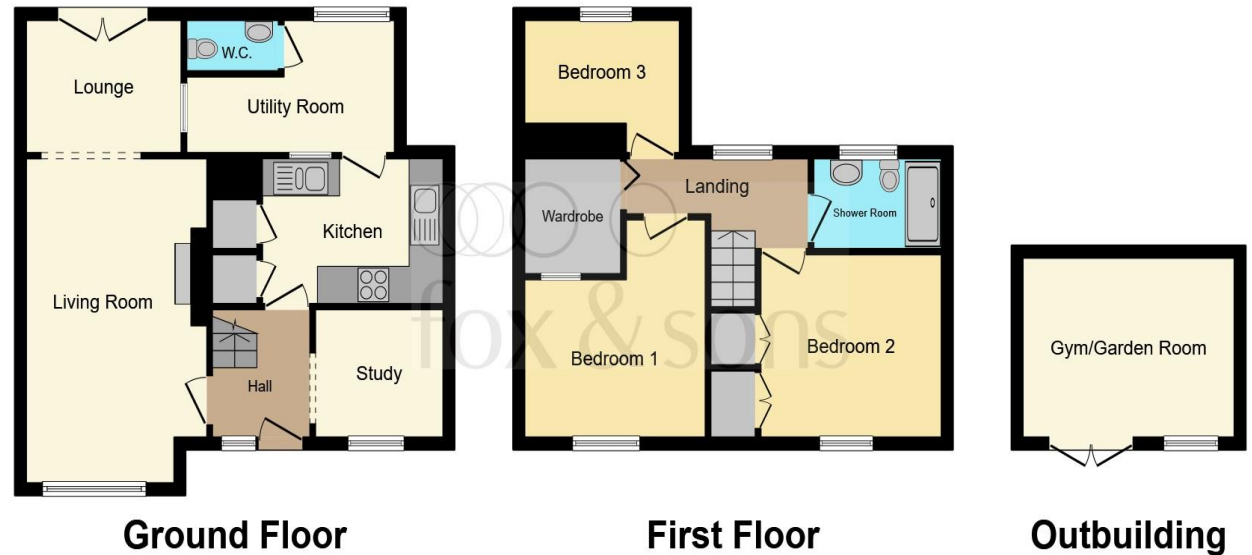
welcome to

Foxhill, Axminster

- GARDEN ROOM WITH POWER AND LIGHT
- THREE BEDROOMS - CURRENTLY CONFIGURED AS A FOUR BEDROOM
- REAR GARDEN
- DRIVEWAY PARKING
- CLOSE TO PARK AND WALKS

Tenure: Freehold EPC Rating: C

£240,000



Total floor area 99.8 sq.m. (1,075 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.

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Property Ref:
AXM104478 - 0007

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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