



**Flax Meadow Lane, Axminster EX13 5FJ**

**welcome to**

## **Flax Meadow Lane, Axminster**

OFFERED FOR SALE WITH NO ONGOING CHAIN. Coach house situated in a pleasant tucked away position. Offering garage, ample storage and two bedrooms.

### **Entrance Hall**

Entered via front door with covered porch, stairs rising to accommodation, radiator, ceiling light point, access into garage

### **Lounge**

17' 7" x 10' 7" ( 5.36m x 3.23m )

Upvc double glazed window to front aspect, radiator, ceiling light point

### **Kitchen**

8' 4" x 6' 4" ( 2.54m x 1.93m )

Upvc double glazed window to front aspect, range of wall and base units with worksurface over and tiled splashbacks, integrated electric oven and gas hob with cooker hood over, one and a half bowl drainer sink, space and plumbing for fridge freezer and washing machine, wall mounted boiler housed in cupboard

### **Bedroom One**

12' 4" x 10' 3" ( 3.76m x 3.12m )

Upvc double glazed window to front aspect, storage cupboard over stairs, radiator, ceiling light point, access to loft via hatch

### **Bedroom Two**

8' 9" x 6' 4" ( 2.67m x 1.93m )

Velux window, radiator, ceiling light point

### **Bathroom**

Three piece bathroom suite comprising of panel bath with shower over, low level WC, wash hand basin, radiator, ceiling light point, extractor fan

### **Garage**

17' 9" x 8' 2" ( 5.41m x 2.49m )

Accessed via up and over door, power and light  
Door leading to:

### **Storage Cupboard**

7' 4" x 3' 3" ( 2.24m x 0.99m )

Understair storage cupboard with light





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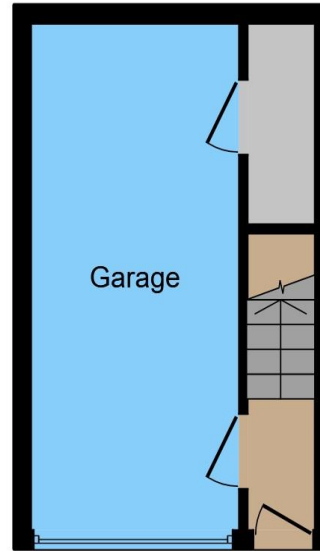
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## Flax Meadow Lane, Axminster

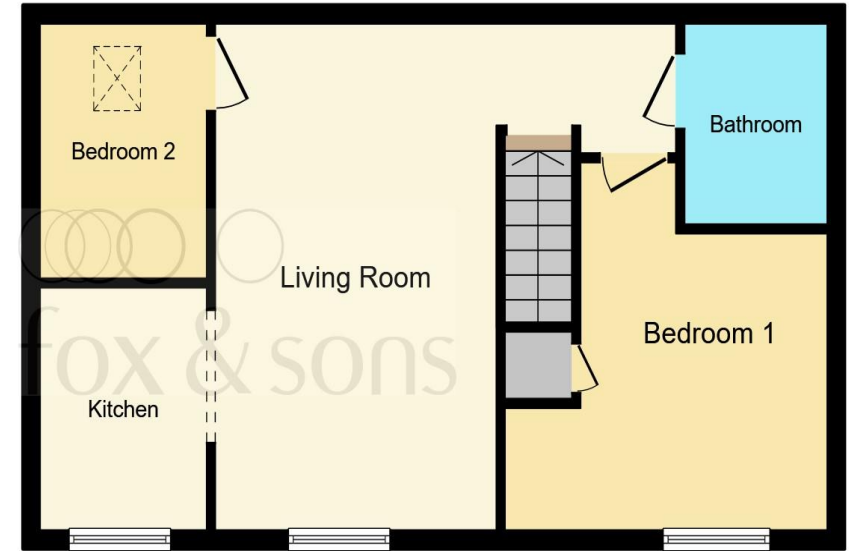
- COUNCIL TAX BAND = B
- NO ONWARDS CHAIN
- COACH HOUSE
- GARAGE
- TWO BEDROOMS

Tenure: Freehold EPC Rating: C

**£185,000**



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](http://www.focalagent.com)

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