



**Valley View, Axminster EX13 5XS**



**welcome to**

## **Valley View, Axminster**

Fox & Sons are delighted to bring to the market this Retirement bungalow situated on an over 60's development on the edge of the historic market town of Axminster. Offering a beautiful communal garden, quiet location and off road parking.

### **Communal Entrance**

Stone steps sloping upward to communal front door, accessed via a secure entry system

### **Entrance Hallway**

Entered via a uPVC front door, built in cupboard housing immersion hot water tank, night storage radiator and ceiling light point

### **Lounge**

16' 3" x 12' ( 4.95m x 3.66m )  
uPVC double glazed window to side aspect overlooking garden, brick feature with wall mounted electric fireplace, night storage radiators and wall light points

### **Kitchen**

9' 4" x 7' 5" ( 2.84m x 2.26m )  
uPVC double glazed window to side aspect overlooking garden, wall and base units with worktop over, tiled splashback, drainer sink, induction hob with cooker hood over, integrated electric oven, space and plumbing for dishwasher, washing machine and fridge freezer and ceiling light point

### **Bedroom One**

13' 3" x 8' 8" ( 4.04m x 2.64m )  
uPVC double glazed window to front aspect, built in mirrored wardrobe and wall light points

### **Bedroom Two**

10' x 6' 7" ( 3.05m x 2.01m )  
uPVC double glazed window to front aspect, fuseboard on wall, night storage radiator and ceiling light point

### **Bathroom**

Vanity unit with wash hand basin and storage under,

shower cubicle, low level WC, extractor fan and ceiling light point

### **Communal Garden**

Laid to lawn with patio area and a range of established plants, shrubs and trees

### **Parking**

Off road parking





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## Valley View, Axminster

- RETIREMENT BUNGALOW
- TWO BEDROOMS
- COUNCIL TAX BAND B
- COMMUNAL GARDENS
- OFF ROAD PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£100,000**



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

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Property Ref:  
AXM104506 - 0003

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