



Cloakham Drive, Axminster EX13 5GT

welcome to

Cloakham Drive, Axminster

Fox and Sons are delighted to bring to the market this well presented two bedroom end terraced home on the popular 'Cloakham Lawns' development, being sold with NO ONGOING CHAIN!

Front Garden

Laid to feature slate chippings with stone path leading to front door with overhead porch

Entrance Hallway

Entered via uPVC front door with double glazed insert, radiator and ceiling light point

Downstairs Cloakroom

uPVC opaque double glazed window to front aspect, wash hand basin with tiled splashback, low level WC, radiator and ceiling light point

Kitchen/Diner/Lounge

24' 9" x 13' 2" (7.54m x 4.01m)

Kitchen area:

uPVC double glazed window to front aspect, range of wall and base units with worktop over, integrated electric oven with induction hob and cooker hood over, integrated fridge freezer and washing machine, stainless steel drainer sink, smoke detector and spotlights

Dining area:

Ideal space for dining table and chairs, stairs rising to first floor and understairs storage cupboard

Lounge area:

uPVC double glazed French doors to rear aspect opening onto rear garden, Hive smart meter, radiator and ceiling light point

Landing

Doors leading to first floor rooms, smoke detector, radiator and ceiling light point

Bedroom One

11' 3" max x 11' 3" (3.43m max x 3.43m)

uPVC double glazed window to rear aspect, built in wardrobes with hanging rails, radiator and ceiling light point

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

uPVC double glazed window to front aspect, built in wardrobes with hanging rails and drawers, loft hatch providing access to fully insulated loft space, Hive smart meter, radiator and ceiling light point

Bathroom

uPVC opaque double glazed window to side aspect, walk in shower, wash hand basin, low level WC, part tiled walls, heated towel rail and ceiling light point

Rear Garden

Timber fence enclosed tiered rear garden, patio area accessed by French doors from lounge, wooden steps leading down to Astro turf lawn area bordered with a flowerbed, paved walkway and steps to timber shed and timber access gate to the far end of the garden

Garage And Parking

18' 5" x 8' 6" (5.61m x 2.59m)

Single garage located underneath a neighbouring Coach House, up and over door and allocated parking space to the front of the garage





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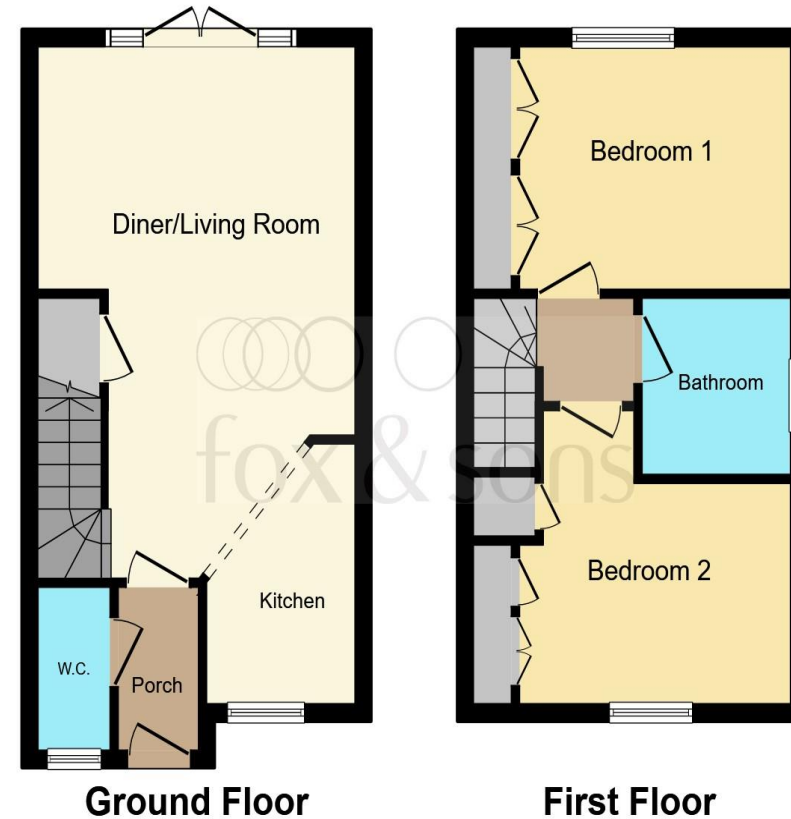
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Cloakham Drive, Axminster

- END TERRACED HOME
- NO ONGOING CHAIN
- COUNCIL TAX BAND B
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- GARAGE WITH DESIGNATED OFF ROAD PARKING

Tenure: Freehold EPC Rating: B

£240,000



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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