



**Charter Road, Axminster EX13 5GR**



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## **Charter Road, Axminster**

Fox & Sons are delighted to bring to the market this immaculately presented home which has been cleverly re-configured to create a 5/6 bedroom property

### **Outside Space To Front**

Enclosed with low timber fencing, patio seating area enjoying countryside views

### **Entrance Hallway - First Floor**

Entered via composite door with opaque glass insert, Upvc double glazed window, stairs to second and ground floor, radiator, ceiling light point

### **Bedroom One**

10' 9" x 14' ( 3.28m x 4.27m )  
Upvc double glazed doors opening onto balcony, access to loft space via hatch, ceiling light point, radiator

### **Bedroom Four**

8' 5" x 13' 11" ( 2.57m x 4.24m )  
Upvc double glazed window, radiator, ceiling light point

### **Bedroom Five**

11' 8" x 10' 1" ( 3.56m x 3.07m )  
Upvc double glazed french doors opening to 'Juliette balcony', built in double wardrobes, radiator, ceiling light point

### **Study/Bedroom Six**

8' 11" x 8' ( 2.72m x 2.44m )  
Upvc double glazed window, radiator, ceiling light point

### **Shower Room**

Walk in double shower cubicle, low level WC, wash hand basin, heated towel rail, ceiling light point, extractor fan

### **Hallway - Ground Floor**

Upvc double glazed window and door opening to outside space, stairs rising to first floor, spot

lighting, radiator

### **Cloakroom**

Upvc double glazed opaque glass window, low level WC, wash hand basin, ceiling light point, radiator

### **Open Plan Living Area: Lounge**

11' 8" x 15' 4" ( 3.56m x 4.67m )  
Upvc double glazed french doors opening to patio seating area to front of property, radiator, ceiling light point  
(Open to Kitchen)

### **Kitchen/Diner**

14' x 19' 7" ( 4.27m x 5.97m )  
Upvc double glazed window to rear aspect, Upvc double glazed patio doors leading to outside patio area, full range of wall and base units with worksurface over extending to splashbacks, integrated appliances to include fridge freezer, dishwasher, eye level double oven and 5 ring gas hob with extractor hood over, ceiling light points, dining space  
(Open to Lounge)

### **Utility Room**

Upvc double glazed opaque glass window, range of base units with worksurface over and tiled splashbacks, drainer sink, space and plumbing for washing machine and tumble dryer, ceiling light point, radiator, extractor fan

### **Landing - Second Floor**

Upvc double glazed window, ceiling light point, access to loft space via hatch





### **Bedroom Two**

8' 11" x 11' 9" ( 2.72m x 3.58m )

Upvc double glazed window, radiator, ceiling light point

### **Bedroom Three**

8' 10" x 11' 9" ( 2.69m x 3.58m )

Upvc double glazed french doors opening to 'Juliette balcony', ceiling light point, radiator

### **Bathroom**

Three piece bathroom suite comprising of panel bath with shower over and glass shower screen, low level WC and wash hand basin, heated towel rail, extractor fan, ceiling light point

### **Rear Garden**

Enclosed with stone wall and timber fencing with gated access, low maintenance garden with decorative gravel with flower bed boarder (AGENTS NOTE - hot tub to remain by separate negotiation)

### **Parking**

Three allocated parking spaces



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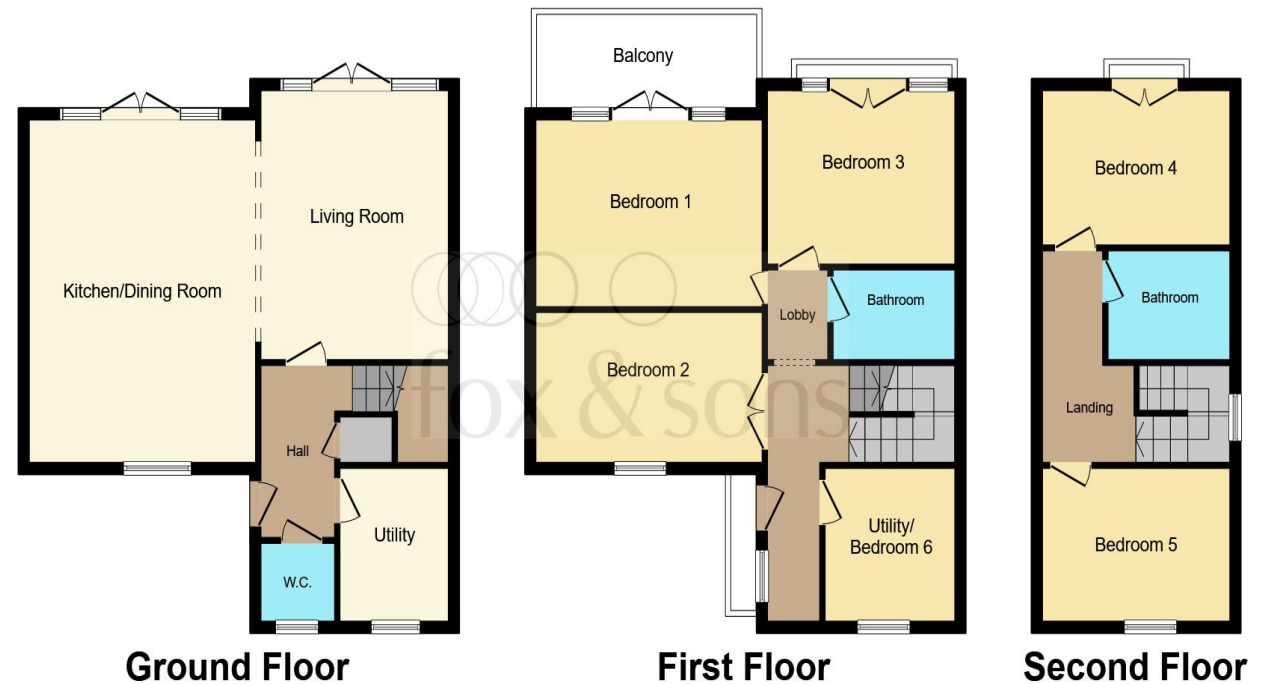
welcome to

## Charter Road, Axminster

- 5/6 BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE, DINER, KITCHEN
- ACCOMMODATION OVER THREE FLOORS
- REAR GARDEN PLUS PATIO SEATING TO FRONT
- BALCONY

Tenure: Freehold EPC Rating: B

**£471,000**



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