



**Castle Hill, Axminster EX13 5PY**

**welcome to**

## **Castle Hill, Axminster**

Fox & Sons are delighted to bring to the market this charming three-bedroom end-terraced house situated in Castle Hill, just a stones throw away from the town centre

### **Entrance Hallway**

Entered via a timber door with glass panel insert, radiator, ceiling light point

### **Lounge**

13' 1" x 13' 7" ( 3.99m x 4.14m )

Timber double glazed bay window to front aspect, log burner, radiator, ceiling light point

### **Dining Room**

10' 11" x 16' 11" ( 3.33m x 5.16m )

uPVC double glazed window to rear aspect, log burner with feature fireplace surround, storage cupboard under stairs, ceiling light point, stairs rising to first floor

### **Kitchen**

10' 9" x 14' 5" ( 3.28m x 4.39m )

uPVC double glazed windows to side aspects, timber double glazed window to rear aspect, door with glass panel insert out to rear garden, range of wall and base units, gas hob and oven, space and plumbing for a range of domestic appliances, drainer sink, ceiling light point, radiator

### **Landing**

Timber double glazed window to side aspect, ceiling light point, stairs down to ground floor, space for desk/study area

### **Bedroom One**

11' 10" x 9' ( 3.61m x 2.74m )

uPVC double glazed window to front aspect, feature fireplace, radiator, ceiling light point

### **Bedroom Two**

10' 4" x 10' 6" ( 3.15m x 3.20m )

uPVC double glazed window to rear aspect, feature fireplace, radiator, ceiling light point

### **Bedroom Three**

7' 6" x 8' 7" ( 2.29m x 2.62m )

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

### **Bathroom**

uPVC double glazed opaque window to side aspect, free standing bath, shower cubicle, wash-hand basin, low level W.C, ceiling light point

### **Rear Garden**

Courtyard area:

Storage cupboard housing wall mounted gas boiler, access to garden area

Garden area:

Private enclosed garden, range of plants and shrubs, timber shed, greenhouse

### **Parking**

Parking to the rear of the property







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## **Castle Hill, Axminster**

- THREE BEDROOMS
- PRIVATE REAR GARDEN
- COUNCIL TAX BAND C
- OFF STREET PARKING
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

**£265,000**



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Property Ref:  
AXM104551 - 0007

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