



Flax Meadow Lane, Axminster EX13 5FH

welcome to

Flax Meadow Lane, Axminster

A delightful four-bedroom house situated in the ever popular Millbrook Meadows development. This home offers four bedrooms, spacious living accommodation, off-street parking and a pretty rear garden. This property has also undergone many improvements by the current owners.

Entrance Hall

Entered via a secure wooden door with glass panel insert, radiator, ceiling light point, stairs rising to first floor

Cloakroom

uPVC double glazed opaque window to front aspect, low level W.C, wash-hand basin, radiator, ceiling light point

Lounge

21' 4" x 11' 6" (6.50m x 3.51m)
uPVC double glazed French doors to rear garden, uPVC double glazed window to front aspect, two radiators, two ceiling light points

Kitchen

Two uPVC double glazed windows to front and rear aspects, integrated gas hob, integrated electric oven, space for fridge/freezer, range of wall and base units, breakfast bar, two ceiling light points

Utility Room

8' 8" x 5' 8" (2.64m x 1.73m)
Secure wooden door with glass panel insert to rear garden, space and plumbing for washing machine, drainer sink, range of wall and base units, wall mounted gas boiler, radiator, ceiling light point

Landing

ceiling light point, access to loft via ceiling hatch, stairs down to ground floor

Bedroom One

12' 8" x 11' 5" (3.86m x 3.48m)
uPVC double glazed window to front aspect, airing cupboard housing hot water cylinder, radiator, ceiling light point

En-Suite Bathroom

uPVC double glazed window to front aspect, shower cubicle, low level W.C, wash-hand basin, radiator, ceiling light point

Bedroom Two

11' 8" x 11' 4" (3.56m x 3.45m)
uPVC double glazed window to front aspect, radiator, ceiling light point

Bedroom Three

9' 4" x 8' 8" (2.84m x 2.64m)
uPVC double glazed window to rear aspect, radiator, ceiling light point

Bedroom Four

8' 8" x 8' 3" (2.64m x 2.51m)
uPVC double glazed window to rear aspect, radiator, ceiling light point

Family Bathroom

uPVC double glazed opaque window to rear aspect, shower, panel bath, wash-hand basin, low level W.C, radiator, ceiling light point

Rear Garden

private enclosed rear garden, mainly laid to lawn, patio seating area, outside tap

Garage

17' 9" x 8' 2" (5.41m x 2.49m)
Situated in neighbouring coachhouse, entered via up and over door

Off-Street Parking

Allocating parking to rear of property

Agent's Note

There is a annual insurance payment of



approximately £30 for the garage. Please call Fox & Sons on 01297 32323 for more information.



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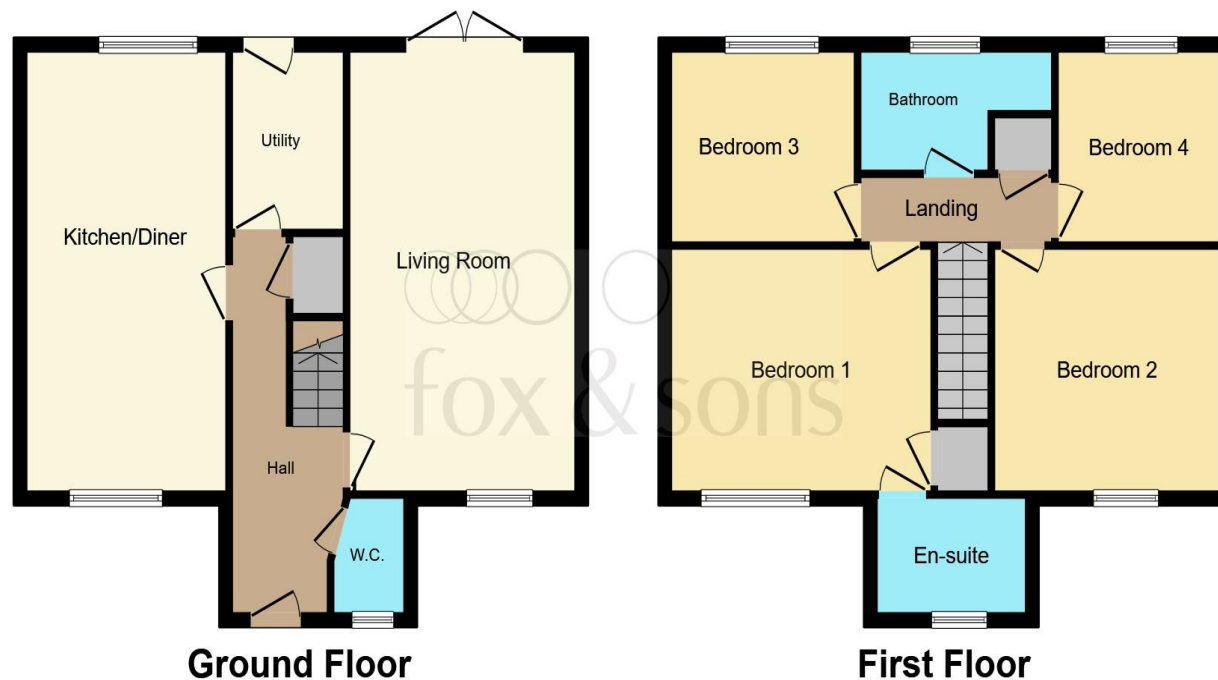
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Flax Meadow Lane, Axminster

- COUNCIL TAX BAND = D
- FOUR BEDROOMS
- OFF-STREET PARKING
- PRETTY REAR GARDEN
- RENOVATED BY CURRENT OWNERS

Tenure: Freehold EPC Rating: C

£340,000



Total floor area 114.8 sq.m. (1,235 sq.ft.) approx

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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