



Mill View Gardens, Axminster EX13 5QW

welcome to

Mill View Gardens, Axminster

Fox & Sons are delighted to bring to the market this spacious and well presented two bedroom detached bungalow, nestled in a quiet and tucked away location in the historic market town of Axminster.

Front Garden

Paved path and steps leading to front door, pond with water feature, outside light and flowerbeds with a range of plants and trees

Entrance Hallway

uPVC front door and uPVC obscured double glazed window to front aspect, storage cupboard, loft hatch and ceiling light point

Kitchen

18' 1" x 12' 7" (5.51m x 3.84m)
uPVC double glazed window to front aspect and uPVC double glazed sliding doors leading to conservatory, range of wall and base units with worktop over and tiled splashbacks, bank of floor to ceiling units, island unit with extra worktop space, cupboards and drawers, low level integrated electric oven, induction hob with cooker hood over, 1.5 drainer sink, integrated high level electric oven and grill, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, space for dining table/sofa, ceiling light point and spotlights

Lounge

12' 4" x 18' 8" (3.76m x 5.69m)
uPVC double glazed window to rear and side aspects

Conservatory

14' 3" x 9' 6" (4.34m x 2.90m)
uPVC double glazed windows, glazed pitch roof, uPVC double glazed French doors leading to rear garden and wall light

Master Bedroom

13' 3" max x 11' 7" max (4.04m max x 3.53m max)
uPVC double glazed window to rear aspect, built in

wardrobes, ceiling light point and wall light points

En-Suite

Vanity unit with low level WC and hand wash basin, separate shower, heated towel rail, spotlights and wall light point

Bedroom Two

12' 1" max x 11' 8" max (3.68m max x 3.56m max)
uPVC double glazed window to front aspect and ceiling light point

Bathroom

uPVC obscured double glazed window to rear aspect, panelled bath with shower over and folding shower screen, low level WC, vanity unit with hand wash basin and spotlights

Rear Garden

Pergola covered patio seating area with a step down to the lawned garden, which runs along the back of the bungalow, feature gravel area, timber shed, outside light and water supply

Garage And Driveway

18' 7" x 9' 9" (5.66m x 2.97m)
Garage with up and over door, power and lighting and good sized driveway





view this property online fox-and-sons.co.uk/Property/AXM104650



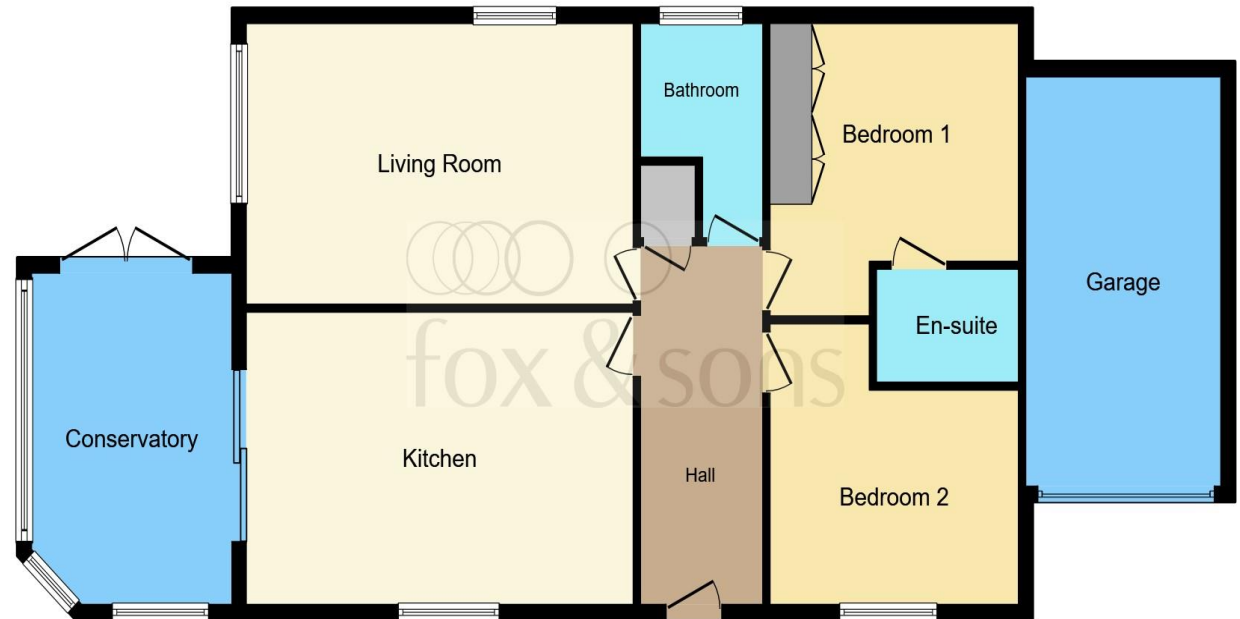
welcome to

Mill View Gardens, Axminster

- TWO BEDROOM DETACHED BUNGALOW
- SPACIOUS OPEN PLAN KITCHEN/DINING ROOM
- COUNCIL TAX BAND D
- MASTER BEDROOM WITH EN-SUITE
- PRIVATE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

£360,000



Total floor area 112.0 m² (1,206 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

view this property online fox-and-sons.co.uk/Property/AXM104650



Property Ref:
AXM104650 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk