



Trinity Terrace, Axminster EX13 5NR

welcome to

Trinity Terrace, Axminster

Fox & Sons are delighted to bring to the market this charming and quirky terraced three bedroom townhouse, conveniently located in the centre of the historic market town of Axminster.

Open Plan Lounge/Kitchen

22' 7" x 12' 1" max (6.88m x 3.68m max)

Lounge Area:

Entered through uPVC front door, uPVC double glazed window to front aspect, fireplace with feature surround, original slate tiled floor and ceiling light point

Kitchen Area:

uPVC double glazed window to rear aspect, wall and base units with worktop over, 1.5 drainer sink, integrated electric oven, induction hob with cooker hood over, space for free standing fridge/freezer, under stairs storage cupboard, stairs rising to first floor, original slate tiled floor, radiator and ceiling light point

Utility Room

7' 4" x 4' 3" (2.24m x 1.30m)

uPVC obscured glass double glazed door leading to rear courtyard, wall and base units with worktop over, space and plumbing for washing machine and tumble dryer, original slate tiled floor and spotlights

First Floor Landing

Exposed wooden floorboards and ceiling light point

Bedroom One

12' 1" max x 10' 2" (3.68m max x 3.10m)

uPVC double glazed window to front aspect, fireplace with feature surround, exposed wooden floorboards, radiator and ceiling light point

Bathroom

uPVC obscured glass double glazed window to rear aspect, walk in shower with rainfall shower head, panel bath with tiled surround, low level WC and hand wash basin vanity unit, heated towel rail and spotlights

Second Floor Landing

Exposed wooden floorboards, stairs rising to second floor and ceiling light point

Bedroom Two

12' 2" max x 9' 8" (3.71m max x 2.95m)

uPVC double glazed window to front aspect, exposed wooden floorboards, radiator and ceiling light point

Bedroom Three

12' 6" x 9' 5" max (3.81m x 2.87m max)

uPVC double glazed window to rear aspect, built in storage cupboard, exposed wooden floorboards, radiator and ceiling light point

Rear Courtyard

Accessed from utility room with outside water supply and stone built outbuilding

Outbuilding

Stone built, providing useful extra storage and/or workshop space

Parking

On-street parking available close to the property





view this property online fox-and-sons.co.uk/Property/AXM103590



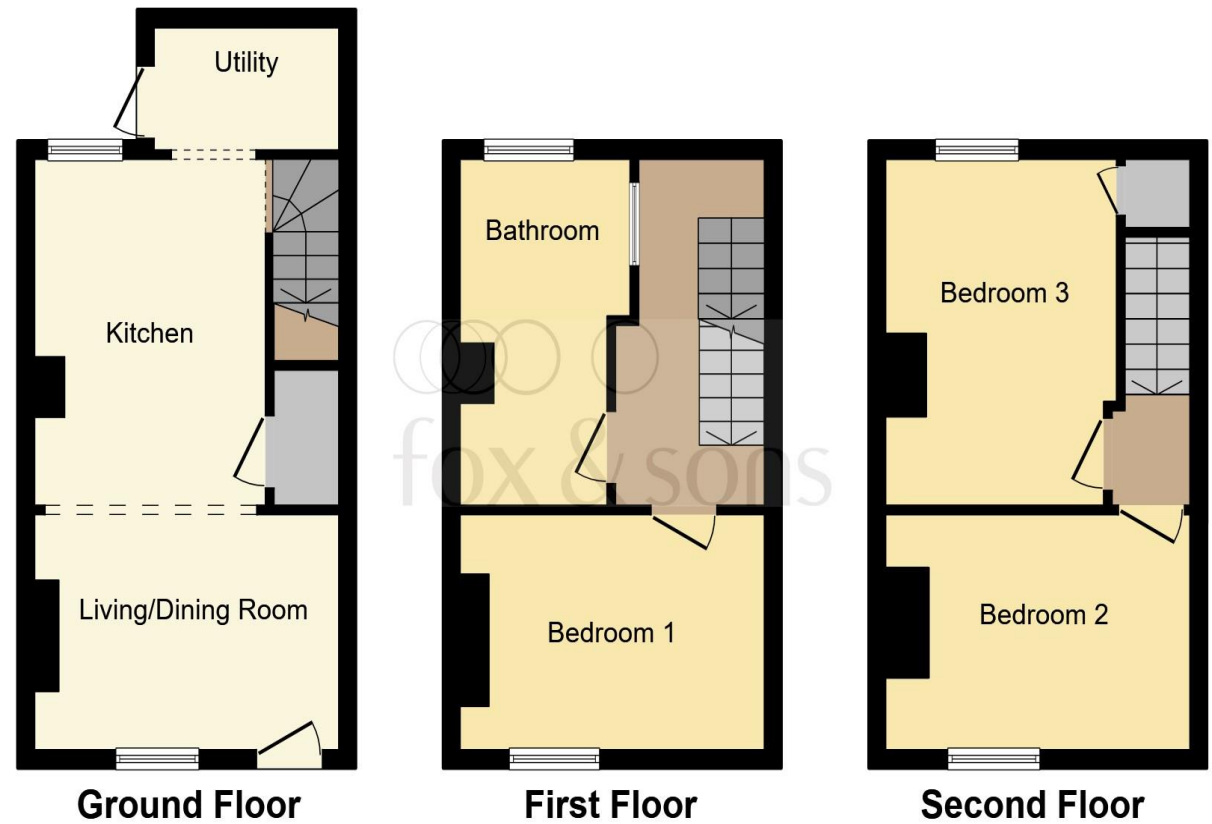
welcome to

Trinity Terrace, Axminster

- MID-TERRACED TOWN HOUSE
- OPEN PLAN LIVING
- COUNCIL TAX BAND B
- THREE SPACIOUS DOUBLE BEDROOMS
- ORIGINAL FEATURES THROUGHOUT

Tenure: Freehold EPC Rating: E

£190,000



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

view this property online fox-and-sons.co.uk/Property/AXM103590



Property Ref:
AXM103590 - 0008

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