



**Three Acre Close, Axminster EX13 5GJ**



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## **Three Acre Close, Axminster**

Delightful coach house situated in a quiet cul-se-sac on the ever-popular Flax Meadow development, close to the centre of the historic market town of Axminster. This property is offered with NO-ONWARD CHAIN.

### **Entrance Porch**

Entered via uPVC double glazed door with secondary wooden door leading to stairway and wall light point

### **Stairway To First Floor**

Stairs leading to first floor accommodation, door to garage, radiator and ceiling light point

### **Lounge**

17' 3" max x 17' 8" max ( 5.26m max x 5.38m max )  
uPVC double glazed window to front and rear aspect, Velux window to rear aspect, open to kitchen, radiator and ceiling light point

### **Kitchen**

6' 3" x 8' 4" ( 1.91m x 2.54m )  
Fitted kitchen comprising of wall and base units with worktop over and tiled splashback, integrated electric oven with gas hob and cooker hood over, inset 1.5 stainless steel drainer sink, integrated washing machine, integrated fridge/freezer, ceiling light point and skylight

### **Bedroom 1**

12' 4" max x 13' max ( 3.76m max x 3.96m max )  
uPVC double glazed window to front aspect, built-in cupboard, loft access, radiator and ceiling light point

### **Bedroom 2**

6' 4" x 8' 9" ( 1.93m x 2.67m )  
uPVC double glazed window to front aspect, radiator and ceiling light point

### **Bathroom**

Velux window, panel bath with shower over and tiled surround, low level WC, hand wash basin with tiled splashback, radiator and ceiling light point

### **Garage**

8' 2" x 17' 9" ( 2.49m x 5.41m )  
Single garage with manual up and over door, lighting and power, built in under stairs storage room area, door access to hallway and uPVC opaque double glazed panel door leading to rear garden

### **Rear Garden**

Timber fence enclosed rear garden accessed via the garage provides an ideal outside spot. With patio seating area, gravel feature area and flower beds to three sides





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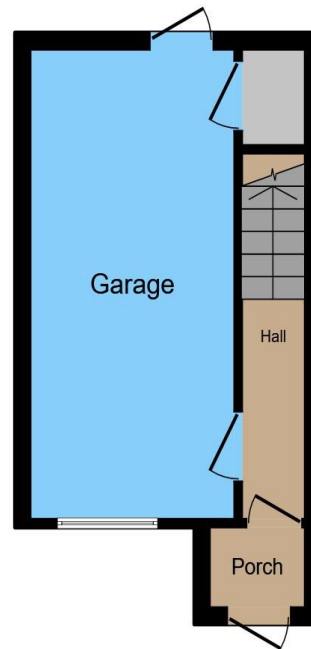
## Three Acre Close, Axminster

- MID TERRACED COACH HOUSE
- OPEN PLAN LOUNGE/KITCHEN
- COUNCIL TAX BAND B
- TWO BEDROOMS
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£180,000**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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