



Kirby Close, Axminster EX13 5JA

welcome to

Kirby Close, Axminster

Fox & Sons are delighted to bring to the market this two bedroom semi-detached home, conveniently situated in a quiet cul-de-sac location on the outskirts of the historic market town of Axminster.

Lounge

12' 3" x 13' 8" (3.73m x 4.17m)

Entered via uPVC door with opaque double glazed insert, uPVC double glazed window to front aspect, stairs leading to first floor, radiator and ceiling light point

Kitchen

8' 4" x 12' 4" (2.54m x 3.76m)

uPVC double glazed window to rear aspect and uPVC door with opaque double glazed panel leading to conservatory, range of wall and base units with worktop over and tiled splashbacks, floor level kick board lighting, stainless steel drainer sink, integrated electric oven with induction hob over and cooker hood, space and plumbing for range of domestic appliances, tiled flooring, radiator and spotlights

Conservatory

7' 2" x 11' 2" (2.18m x 3.40m)

uPVC double glazed windows overlooking garden, door leading to garden, ceiling blinds and wall light points

Landing

Loft access via hatch with ladder (we have been advised that loft is boarded with lighting) and ceiling light point

Bedroom 1

9' 7" x 12' 3" max (2.92m x 3.73m max)

uPVC double glazed window to front aspect, built in wardrobes, radiator and ceiling light point

Bedroom 2

6' 2" max x 12' 6" (1.88m max x 3.81m)

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

Bathroom

uPVC opaque double glazed window to rear aspect, panel bath with shower over and tiled surround, hand wash sink vanity unit with tiled splashback, low level WC, storage cupboard housing boiler, heated towel rail and ceiling light point

Rear Garden

Accessed via conservatory with pathway leading around to the front of the property, patio area with flint chipping features, outside water supply and paved steps leading to terraced area that is laid to patio with raised flower beds

To the front of the property there is a gravel and paved area with stone steps leading up to front door and driveway parking

Garage

8' 6" x 16' 9" (2.59m x 5.11m)

With up and over garage door, uPVC double glazed window to rear aspect and uPVC double glazed panel door leading to garden, power and lighting (please note: the garage cannot be accessed by a vehicle so is purely a storage space only)





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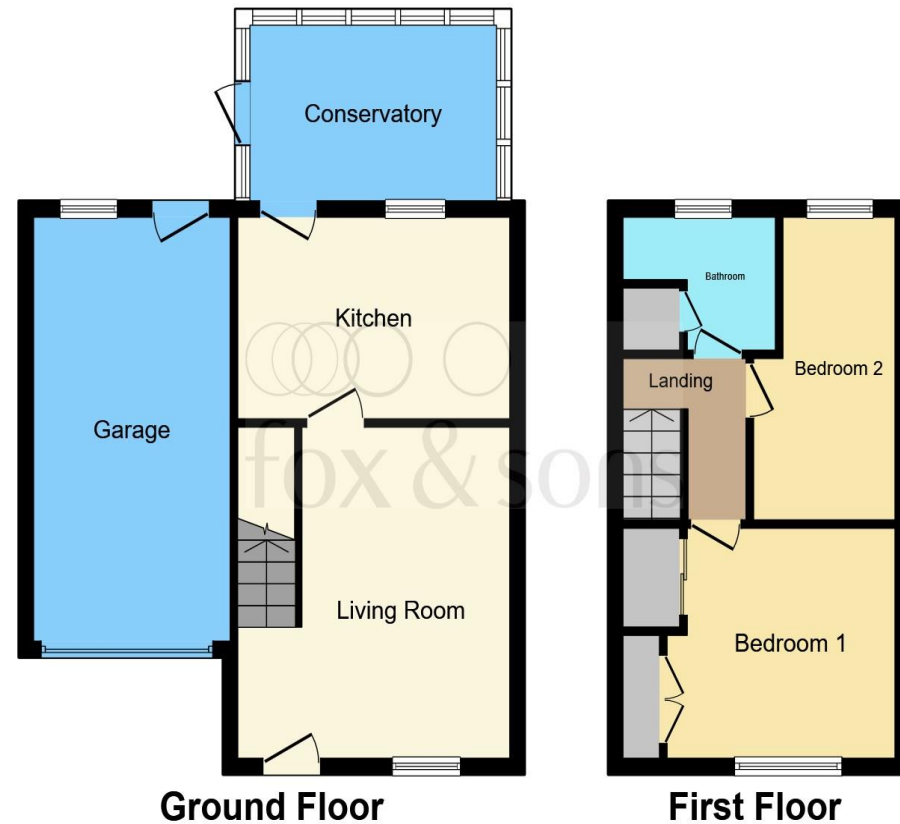
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Kirby Close, Axminster

- SEMI DETACHED HOME
- TWO BEDROOMS
- COUNCIL TAX BAND B
- TERRACED REAR GARDEN
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaited

£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

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