



Purzebrook Cottages, Musbury Road, Axminster EX13 5JQ

welcome to

Purzebrook Cottages, Musbury Road, Axminster

A charming home, which has been lovingly maintained by the current owners, conveniently located for shops and amenities. Offered for sale with NO ONWARDS CHAIN this lovely cottage has accommodation over three floors, a pretty low maintenance rear garden and workshop to the rear.

Lounge

12' 9" max x 10' 9" max (3.89m max x 3.28m max)

Entered via wooden door with opaque glass panel inserts, uPVC double glazed window to front aspect, wood burner inset to chimney breast, Chinese slate flooring, radiator, ceiling light point

Kitchen

10' 5" max x 10' 5" max (3.17m max x 3.17m max)

uPVC double glazed window to rear aspect, wall and base units with wood effect worksurface and tiled splashback, drainer sink, space and plumbing for a range of domestic appliances, larder, understair storage cupboard, radiator, ceiling light point, flagstone flooring

Lobby

Wooden door opening to rear garden, stairs rising to first floor

Landing

Stairs rising to bedroom two, spot lighting

Bedroom One

13' 1" max x 11' 1" (3.99m max x 3.38m)

uPVC double glazed window to front, built-in wardrobe, radiator, ceiling light point

Bathroom

uPVC double glazed opaque window to rear aspect, shower, low level WC, bidet, wash hand basin, cupboard housing combi-boiler with storage space, heated towel rail, spot lighting

Bedroom Two

15' 6" max x 13' max (4.72m max x 3.96m max)

please note - this room is a loft conversion, which is fully compliant and has limited head height
Velux windows to front and rear aspect, storage to

eaves, radiator, ceiling light point

Rear Garden

Pretty, low maintenance rear garden mainly laid to patio with a range of mature plants and shrubs

Outside Wc

3' 9" x 3' 3" (1.14m x 0.99m)

WC, wash hand basin, electric heater

Storage/Workshop

10' 8" x 6' 2" (3.25m x 1.88m)

Power and lighting





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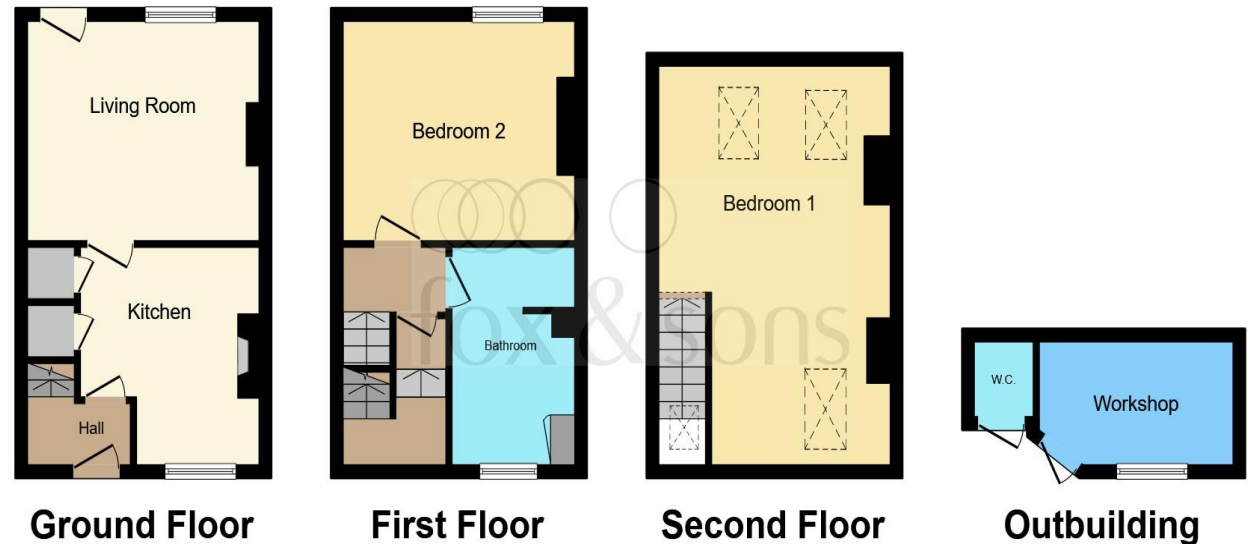
welcome to

Purzebrook Cottages, Musbury Road, Axminster

- COUNCIL TAX BAND = B
- NO ONWARDS CHAIN
- LOW MAINTENANCE, PRETTY REAR GARDEN
- WORKSHOP
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: Awaited

£225,000



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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