



**Athelstan Close, Axminster EX13 5RF**

**welcome to**

## **Athelstan Close, Axminster**

Immaculately presented semi-detached home situated on a corner plot in a cul-de-sac on the outskirts of Axminster. Benefiting from garage and driveway parking, utility room and cloakroom.

### **Entrance Porch**

Entered via uPVC double glazed opaque glass door, uPVC double glazed window, tiled flooring, secondary timber door leading to garden

### **Entrance Hallway**

Entered via timber door, stairs rising to first floor, cupboard under stairs, tiled flooring, radiator, ceiling light point

### **Lounge**

12' 6" x 13' 2" ( 3.81m x 4.01m )  
uPVC double glazed window to front aspect, radiator, picture rail, coved finish to ceiling, ceiling light point

### **Dining Room**

10' 8" max x 11' 2" max ( 3.25m max x 3.40m max )  
uPVC double glazed window to rear aspect, radiator, laminate flooring, picture rail, coved finish to ceiling, ceiling light point

### **Kitchen**

9' 5" max x 11' 2" max ( 2.87m max x 3.40m max )  
uPVC double glazed window to rear aspect, full range of wall and base units with worksurface over extending to splashbacks, integrated dishwasher, electric oven, electric hob with cooker hood over, space for upright fridge freezer, drainer sink with extendable tap, pantry cupboard, continuation of tiled flooring, coved finish to ceiling, ceiling light point

### **Utility Room**

5' 1" x 6' 4" ( 1.55m x 1.93m )  
uPVC double glazed door opening to sun room, continuation of tiled flooring with complimenting tiled splashbacks, wall and base units with worksurface over, space and plumbing for washing

machine, ceiling light point, internal door leading to garage

### **Downstairs Cloakroom**

uPVC double glazed window to side aspect, low level WC, wash hand basin vanity unit, continuation of tiled flooring with complimenting part tiled walls, heated towel rail, ceiling light point

### **Sunroom**

5' 1" x 8' 4" ( 1.55m x 2.54m )  
uPVC double glazed door opening to garden, continuation of tiled flooring, electric socket, wall lighting

### **Landing**

uPVC double glazed window to side aspect, access to loft via hatch, airing cupboard, coved finish to ceiling, ceiling light point

### **Bedroom 1**

10' 10" max x 13' 2" ( 3.30m max x 4.01m )  
uPVC double glazed window to front aspect, radiator, picture rail, coved finish to ceiling, ceiling light point

### **Bedroom 2**

11' 3" max x 12' 2" max ( 3.43m max x 3.71m max )  
uPVC double glazed window to rear aspect, radiator, picture rail, coved finish to ceiling, ceiling light point

### **Bedroom 3**

7' 6" max x 9' 6" max ( 2.29m max x 2.90m max )  
uPVC double glazed window to front aspect, radiator, coved finish to ceiling, ceiling light point

### **Bathroom**

uPVC double glazed opaque glass windows to rear and side aspect, four piece bathroom suit





comprising of corner shower cubicle, panel bath with centralised taps and shower off taps, wash hand basing vanity unit, low level WC, tiled flooring and part tiled walls, extractor fan, radiator, ceiling light point

### **Garage**

8' 4" x 17' ( 2.54m x 5.18m )

Integral garage access from front with electric roller door, or from utility room into the property, wall mounted boiler, power and lighting

### **Front Garden**

Gated access to rear, paved driveway

### **Rear Garden**

Enclosed with timber fencing, timber shed to remain, laid to patio with flower beds with mature plants and shrubs



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## Athelstan Close, Axminster

- IMMACULATELY PRESENTED MODERN HOME
- CLOAKROOM, SUNROOM & UTILITY ROOM
- COUNCIL TAX BAND C
- GARAGE & DRIVEWAY PARKING
- MODERN KITCHEN & BATHROOM

Tenure: Freehold EPC Rating: Awaited

**£310,000**



**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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