



The Lilacs, Musbury Road, Axminster EX13 5JR

welcome to

The Lilacs, Musbury Road, Axminster

A beautifully presented, spacious detached home conveniently situated for Town and all amenities. Benefiting from good sized rear garden, garage and driveway parking and offered for sale with NO ONWARDS CHAIN

Entrance Hallway

Entered via composite door with frosted window, stairs rising to first floor with understair storage cupboard, ceiling light point, radiator

Cloakroom

uPVC double glazed frosted window to front aspect, low level WC, wash hand basin with tiled splashback, radiator, ceiling light point

Lounge

17' 8" x 10' 9" (5.38m x 3.28m)
uPVC double glazed window to front aspect, spot lighting, radiator, open archway leading to dining room

Dining Room

10' 3" x 9' 1" (3.12m x 2.77m)
uPVC double glazed sliding doors opening to rear garden, ceiling light point, radiator, Open archway leading to lounge

Kitchen

15' 11" x 9' 1" (4.85m x 2.77m)
uPVC double glazed windows to rear aspect, range of wall and base units with wood effect work surface extending to breakfast bar, integrated appliances to include dishwasher, electric fan oven, induction hob with cooker hood over, space for upright fridge freezer, one and a half bowl drainer sink, spot lighting

Utility Room

9' 1" x 5' 8" (2.77m x 1.73m)
uPVC double glazed frosted door opening to rear garden, uPVC double glazed window to rear aspect, worksurface, drainer sink, space and plumbing for washing machine and tumble dryer, wall mounted boiler, radiator, spot lighting

Inner Lobby

Access from driveway, with internal doors leading to garage, cloakroom and utility room

Landing

Access to loft space via hatch, cupboard housing water tank, ceiling light point

Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m)
uPVC double glazed window to front aspect enjoying views over the town towards the countryside, radiator, ceiling light point

Bedroom Two

10' 3" x 9' 1" (3.12m x 2.77m)
uPVC double glazed window to rear aspect, radiator, ceiling light point

Bedroom Three

10' 9" x 7' 5" (3.28m x 2.26m)
uPVC double glazed window to front aspect, built in wardrobe, radiator, ceiling light point

Bedroom Four

12' x 6' 7" (3.66m x 2.01m)
uPVC double glazed window to rear aspect, built in double wardrobe, radiator, ceiling light point

Bathroom

uPVC double glazed frosted window to rear aspect, panel path with centralised tap and shower attachment, corner shower cubicle, low level WC, vanity wash hand basin, heated towel rail, extractor fan, spot lighting

Garage

17' 6" x 9' 1" (5.33m x 2.77m)





Accessed via up and over door from the drive with internal door opening into inner lobby, power and light, access to loft space via hatch

Rear Garden

Enclosed rear garden, mainly laid to lawn with patio seating area, range of mature plants and shrubs

Front Garden

Driveway for multiple vehicles, laid to lawn, gated access to rear garden



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The Lilacs, Musbury Road, Axminster

- COUNCIL TAX BAND = E
- NO ONWARDS CHAIN
- FOUR BEDROOMS
- GARAGE & DRIVEWAY PARKING
- GARDEN TO FRONT & REAR

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£400,000



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

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Property Ref:
AXM104689 - 0010

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