



Rose Croft, North Street, Axminster EX13 5QF

welcome to

Rose Croft, North Street, Axminster

Fox & Sons are delighted to bring to the market this lovely two bedroom detached bungalow, offering spacious living accommodation, a pretty secluded garden and an elevated conservatory with beautiful countryside views, just a stones throw from the centre of the historic market town of Axminster.

Front Garden & Driveway

Laid to lawn area bordered by mature hedging and trees, side path providing access to rear garden, driveway leading to garage

Entrance Porch

Entered via uPVC door with opaque double glazed panels and uPVC double glazed window, wall light point

Inner Hallway

Inner opaque glass door leads through to inner hallway, loft hatch with pull down ladder providing access to partially boarded loft space, radiator, ceiling light point

Open Plan Living/Dining Area

16' 8" max x 23' max (5.08m max x 7.01m max)
L shaped room

Lounge area:

uPVC double glazed sliding door leading to conservatory, log burner style gas fireplace, radiator, ceiling light point

Dining area:

uPVC double glazed windows to side and rear aspect with beautiful views across garden to countryside beyond, radiator, ceiling light point

Conservatory

9' 9" x 10' (2.97m x 3.05m)

Floor to ceiling uPVC double glazed windows to rear aspect with beautiful views across garden to countryside beyond, uPVC double glazed window to two side aspects, door leading to steps down to rear garden, wall light points

Kitchen

9' 9" max x 9' 3" max (2.97m max x 2.82m max)

uPVC double glazed window and door to side aspect, range of wall and base units with worktop over and tiled splashback, integrated mid height oven and grill, gas hob with cooker hood over, stainless steel drainer sink, space and plumbing for fridge, dishwasher and washing machine, pantry space (no door) with wall mounted boiler, spotlights

Master Bedroom

12' 7" x 10' 1" max (3.84m x 3.07m max)

uPVC double glazed window to front aspect overlooking front garden, built in wardrobe, radiator, ceiling light point

En-Suite

Vanity hand wash basin with tiled splashback, low level WC, part tiled walls, ceiling light point

Bedroom 2

10' x 9' 4" (3.05m x 2.84m)

uPVC double glazed window to front aspect overlooking front garden, radiator, ceiling light point

Bathroom

uPVC double glazed opaque window to side aspect, panel bath, corner shower cubicle with tiled surround, vanity hand wash sink basin with tiled splashback, low level WC, heated towel rail, ceiling light point

Rear Garden

Secluded rear timber fence enclosed garden, predominantly laid to lawn, patio area, side access path to front garden, steps up to rear garage door, summer house and stone raised flower bed at rear of garden, range of mature hedging, trees and plants, outside power and tap





Garage

15' 6" x 8' 5" (4.72m x 2.57m)

Accessed via up and over garage door from driveway, uPVC door with double glazed panel leading to steps down to rear garden, power and lighting



view this property online fox-and-sons.co.uk/Property/AXM104711



welcome to

Rose Croft, North Street, Axminster

- DETACHED TWO BEDROOM BUNGALOW
- CONSERVATORY WITH BEAUTIFUL COUNTRYSIDE VIEWS
- COUNCIL TAX BAND D
- SPACIOUS LIVING/DINING AREA
- MASTER BEDROOM WITH EN-SUITE WC

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£280,000



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

view this property online fox-and-sons.co.uk/Property/AXM104711



Property Ref:
AXM104711 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk