



Kingfisher Cottage, Vale Lane, Axminster EX13 5PX

welcome to

Kingfisher Cottage, Vale Lane, Axminster

Fox & Sons are delighted to bring to the market this charming two bedroom detached home, located in the heart of the historic market town of Axminster, a short walking distance from local amenities

Lounge

14' 1" x 14' 3" (4.29m x 4.34m)

Entered via uPVC front door with opaque double glazed insert panels, dual aspect with uPVC double glazed windows to front and side aspects, remote controlled gas log burner, understairs storage cupboard, stairs rising to first floor, radiators, ceiling light point

Kitchen/Diner

14' 3" x 11' 1" (4.34m x 3.38m)

uPVC door to side aspect leading to garden and uPVC double glazed window to side aspect, range of wall and base units with worktop over, integrated electric oven with electric hob and cooker hood over, integrated dishwasher, 1.5 drainer sink, cupboard housing boiler, space and plumbing for washing machine and fridge/freezer, radiator, ceiling light point

Enclosed Lean To

7' 9" max x 7' 8" max (2.36m max x 2.34m max)

Ideal for drying washing and extra storage

Master Bedroom

14' 2" x 10' 10" (4.32m x 3.30m)

Two uPVC double glazed windows to front aspect, built in wardrobe over stairs, radiator, ceiling light point

Bedroom 2

11' 3" x 8' 2" (3.43m x 2.49m)

Dual aspect with two uPVC double glazed windows to rear and side aspects, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, hand wash basin with tiled splashback, panel bath with shower over and tiled surround, low level WC,

built in storage cupboard, extractor fan, radiator, ceiling light point

Side Garden

Timber fence and wall enclosed garden, predominantly laid to Astro Turf, outside light and tap, access to driveway

Parking

Gravelled private driveway to the side of property with parking for two vehicles





view this property online fox-and-sons.co.uk/Property/AXM104760



welcome to

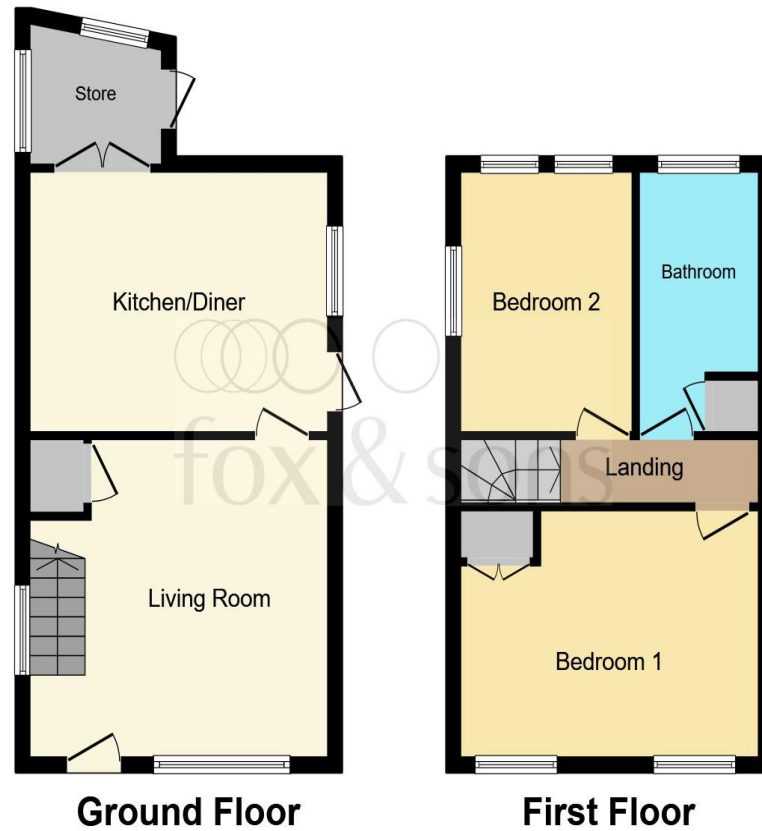
Kingfisher Cottage, Vale Lane, Axminster

- DETACHED HOME
- TWO BEDROOMS
- COUNCIL TAX BAND B
- SPACIOUS KITCHEN/DINER
- ENCLOSED GARDEN & PRIVATE DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£229,950



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/AXM104760



Property Ref:
AXM104760 - 0007

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