



York Close, Axminster EX13 5DJ

welcome to

York Close, Axminster

Fox & Sons are delighted to bring to the market this lovely three bedroom detached home, tucked away at the end of a quiet cul-de-sac on the outskirts of the historic market town of Axminster.

Front Garden

Predominantly laid to lawn with paved path leading to front door, outside light

Entrance Hallway

Entered via uPVC door with opaque double glazed inserts, understairs cupboard housing boiler radiator, ceiling light point, stairs rising to first floor

Downstairs Cloakroom

uPVC opaque double glazed window to front aspect, low level WC, hand wash basin, radiator, ceiling light point

Open Plan Lounge/Dining Room

26' 1" max x 11' 3" max (7.95m max x 3.43m max)

Lounge area:

uPVC double glazed bay window to front aspect, gas fireplace set within feature surround, radiator, ceiling light point, archway through to

Dining room area:

uPVC double glazed patio doors leading to rear aspect leading to conservatory, radiator, ceiling light point, inner door leading through to kitchen

Kitchen

8' 6" x 9' 1" (2.59m x 2.77m)

uPVC double glazed window to rear aspect overlooking garden, uPVC door with opaque double glazed insert leading to side patio, range of wall and base units with worktop over and tiled splashback, drainer sink, integrated electric oven with gas hob and cooker hood over, space for freestanding fridge/freezer and washing machine, radiator, ceiling light point

Conservatory

10' 3" x 9' 8" (3.12m x 2.95m)

uPVC double glazed windows to front and side aspects, door leading to garden, radiator, wall light points

Landing

uPVC double glazed window to side aspect on stairs, airing cupboard housing hot water tank, loft hatch, ceiling light point

Master Bedroom

11' 11" max x 13' 3" max (3.63m max x 4.04m max)

uPVC double glazed window to front aspect, built in wardrobes, radiator, ceiling light point

En-Suite

uPVC opaque double glazed window to side aspect, shower cubicle, low level WC, hand wash basin, radiator, ceiling light point

Bedroom Two

11' 1" max x 12' 4" max (3.38m max x 3.76m max)

uPVC double glazed window to rear aspect, radiator, ceiling light point

Bedroom Three

6' 9" x 8' 7" (2.06m x 2.62m)

uPVC double glazed window to rear aspect, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to front aspect, panel bath with shower over, low level WC, hand wash basin, part tiled walls, radiator, ceiling light point

Rear Garden

Timber fence enclosed, predominantly laid to lawn, patio outside conservatory and to side of property,





front access via gate, outside light, established flower beds, range of plants and shrubs

Garage

17' 6" x 8' 5" (5.33m x 2.57m)

Accessed via up and over garage door from driveway and side door from front garden, partially boarded loft space, power and lighting, paved path leading around outside of garage with timber gate to the side, outside light

Driveway

Paved driveway leading to garage

Agent's Note

The sale of this property is subject to Grant of Probate. Please seek an update from Branch with regards to the potential timeframe involved



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York Close, Axminster

- DETACHED HOME
- THREE BEDROOMS
- COUNCIL TAX BAND D
- CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£350,000



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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Property Ref:
AXM104662 - 0006

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