



Flax Meadow Lane, Axminster EX13 5FJ

welcome to

Flax Meadow Lane, Axminster

Fox & Sons are delighted to bring to the market this stylish and beautifully presented semi-detached four bedroom home, conveniently situated on the outskirts of the historic market town of Axminster.

Entrance Hallway

Approached by a pathway bordered by established plants hedging with outside light and porch covered uPVC front door with opaque double glazed insert panels, stairs rising to first floor, radiator, ceiling light point

Downstairs Cloakroom

Part panelled walls, hand wash basin with tiled splashback, low level WC, radiator, ceiling light point

Sitting Room

16' 6" x 10' 9" (5.03m x 3.28m)
Dual aspect with uPVC double glazed patio doors to rear aspect leading to garden and uPVC double glazed window to front aspect, feature wall mounted electric fireplace set beneath wooden mantle, radiators, ceiling light point

Kitchen/Diner

10' 9" max x 16' 5" max (3.28m max x 5.00m max)
Dual aspect with uPVC double glazed patio doors leading to conservatory and uPVC double glazed window to front aspect, fitted with stylish wall and base units with worktop over and tiled splashback, Range style cooker (Stoves) with cooker hood over, integrated dishwasher, stainless steel drainer sink, breakfast bar, space for American style fridge/freezer, under stairs storage cupboard, radiator, spotlights, ceiling light point

Conservatory

9' 7" x 17' 5" (2.92m x 5.31m)
uPVC double glazed windows on three sides, uPVC double glazed patio doors leading to garden, radiator, wall light points

First Floor Landing

uPVC double glazed to rear aspect on stairs with views to countryside beyond, radiator, ceiling light point

Master Bedroom

16' 6" max x 11' 1" (5.03m max x 3.38m)
Dual aspect with uPVC double glazed windows to front and rear aspect with views to countryside beyond, radiators, ceiling light point

En-Suite

uPVC double glazed opaque window to front aspect, walk in shower with tiled surround, hand wash basin with tiled splashback, low level WC, heated towel rail, spotlights

Bedroom Four

9' 2" x 10' 7" (2.79m x 3.23m)
uPVC double glazed window to rear aspect with views to countryside beyond, radiator, ceiling light point

Bathroom

uPVC double glazed opaque window to front aspect, panel bath with tiled surround, hand wash basin with tiled splashback, low level WC, airing cupboard, heated towel rail, spotlights

Second Floor Landing

Velux window to rear aspect, radiator, ceiling light point

Bedroom Two

12' 6" max x 14' 8" max (3.81m max x 4.47m max)
uPVC double glazed window to front aspect, sloped ceiling with Velux window to rear aspect, radiators, ceiling light point





Bedroom Three

14' 8" max x 9' 1" max (4.47m max x 2.77m max)
uPVC double glazed window to front aspect, sloped ceiling with Velux window to rear aspect, radiators, ceiling light point

Utility

6' 6" x 4' 8" (1.98m x 1.42m)
Sloped ceiling with Velux window to front aspect, base unit with worktop, stainless steel sink, space for washing machine and tumble dryer, spotlights

Rear Garden

Timber fence enclosed decked tiered garden.
Outside power point, light and water supply. Paved patio area to one side of garden with flowerbed. To the rear of the garage is an additional parking space and gated side access to the garden

Garage

With up and over garage door, power and lighting



view this property online fox-and-sons.co.uk/Property/AXM104726



welcome to

Flax Meadow Lane, Axminster

- COUNCIL TAX BAND D
- THREE STOREY ACCOMMODATION
- FOUR BEDROOMS
- SPACIOUS LOUNGE & KITCHEN
- CONSERVATORY

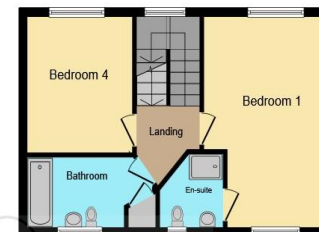
Tenure: Freehold EPC Rating: C

Council Tax Band: D

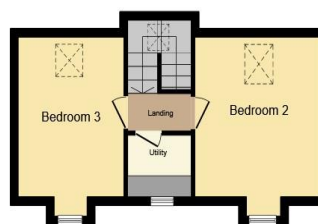
£375,000



Ground Floor



First Floor



Second 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

view this property online fox-and-sons.co.uk/Property/AXM104726



Property Ref:
AXM104726 - 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