



**Cloakham Drive, Axminster EX13 5GT**



**welcome to**

## **Cloakham Drive, Axminster**

Fox and Sons are delighted to bring to the market this executive style semi-detached home, with accommodation over three floors providing ample and versatile living space, conveniently located on the outskirts of the historic market town of Axminster.

### **Entrance Hallway**

Entered via uPVC front door with opaque double glazed insert panel, stairs rising to first floor, radiator, ceiling light point

### **Open Plan Living Area**

30' 2" max x 13' 6" max ( 9.19m max x 4.11m max )

Kitchen/Diner:

Range of wall and base units with worktop over, integrated electric oven with gas hob and cooker hood over, space and plumbing for under counter dishwasher, 1.5 stainless steel drainer sink, space for fridge/freezer, built in under stairs cupboard, uPVC door with double glazed insert panel leading to rear pathway, radiator, ceiling light points

Living Room Area:

uPVC double glazed window to front aspect, radiators, ceiling light points

### **Utility Room/Cloakroom**

9' 8" x 7' 3" ( 2.95m x 2.21m )

uPVC double glazed window to rear aspect, range of wall and base units with worktop over, space for under counter domestic appliance, stainless steel drainer sink, low level WC, cupboard housing wall mounted boiler, radiator, ceiling light point

### **First Floor Landing**

Stairs rising to second floor, radiator, ceiling light point

### **Main Lounge**

14' 2" max x 16' 8" max ( 4.32m max x 5.08m max )

uPVC double glazed French doors leading to garden, radiator, ceiling light point

### **Master Bedroom**

12' 8" max x 12' 6" max ( 3.86m max x 3.81m max )

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

### **En-Suite**

uPVC opaque double glazed window to front aspect, shower with tiled surround, hand wash basin, low level WC, heated towel rail, ceiling light point

### **Second Floor Landing**

Built in cupboard, radiator, ceiling light point

### **Bedroom Two**

16' 8" x 10' 1" ( 5.08m x 3.07m )

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

### **Bedroom Three**

10' 9" x 9' 3" ( 3.28m x 2.82m )

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

### **Bedroom Four**

7' 8" x 7' 2" ( 2.34m x 2.18m )

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

### **Bathroom**

Panel bath with shower over and tiled surround, hand wash basin, low level WC, radiator, ceiling light point

### **Rear Garden**

Timber fence enclosed rear garden with a range of established flowers and plants, laid to astro turf, patio area, large timber shed with power, outside water supply, path leading to rear of garden with gate access to garage and parking





### **Garage & Parking**

18' 2" x 9' 1" ( 5.54m x 2.77m )

With up and over garage door and shelving storage.  
Additional parking to front of garage

### **Agent's Note**

This property is currently under a shared ownership with 58% ownership by the seller. The property is offered to market in conjunction with Heylo, who would need to be contacted to ensure any criteria are met by the interested party.

For more information, please call Fox and Sons Axminster



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## Cloakham Drive, Axminster

- COUNCIL TAX BAND D
- OPTION TO PURCHASE ON A SHARED OWNERSHIP BASIS
- SEMI DETACHED FOUR BEDROOM PROPERTY
- ACCOMMODATION OVER THREE FLOORS
- SPACIOUS OPEN PLAN KITCHEN/UTILITY/DINER/LIVING ROOM

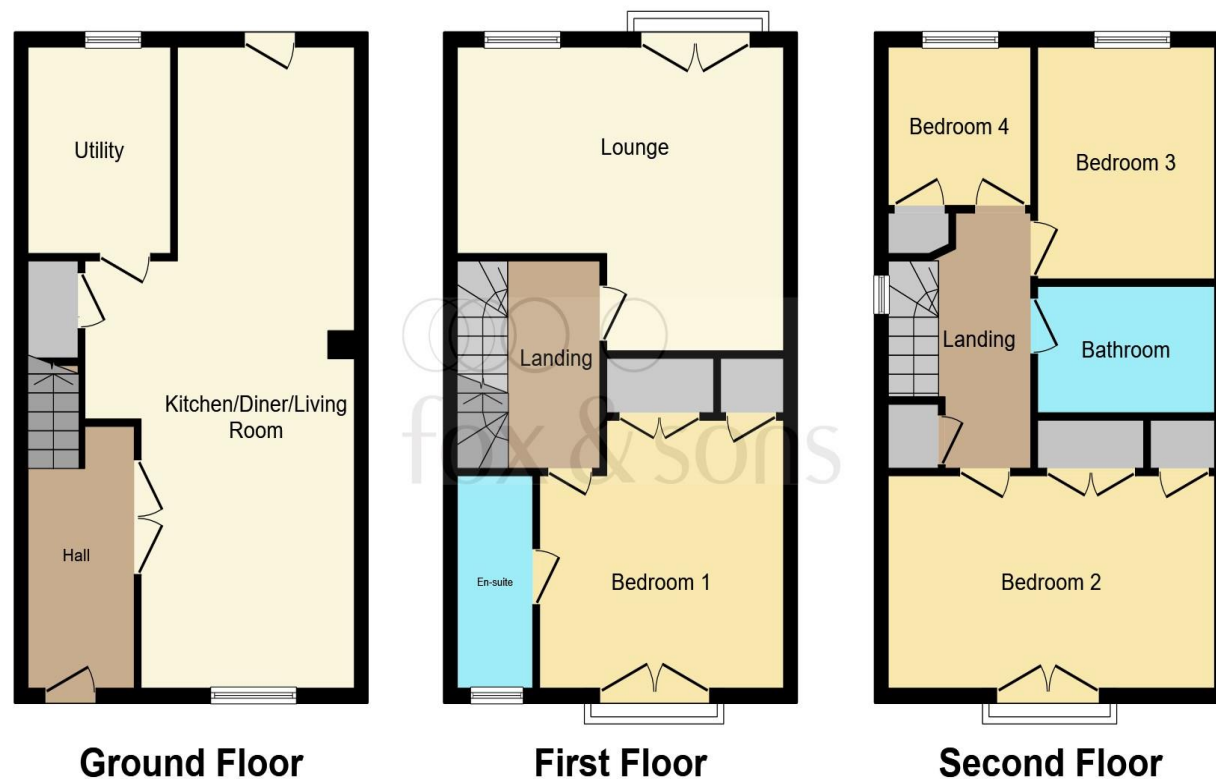
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 17.14

Ground Rent: 5298.36

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£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](http://www.focalagent.com)

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Property Ref:  
AXM104836 - 0006

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fox & sons



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