



Hillhead Terrace Musbury Road, Axminster EX13 5JL

fox & sons

welcome to

Hillhead Terrace Musbury Road, Axminster

Fox and Sons are delighted to bring to the market this lovely Victorian terraced house situated on Hillhead Terrace. Offering spacious living accommodation to the ground floor with beautiful features, an easy to maintain enclosed rear garden, and is just a stones throw from the town.

Front Garden

Raised front garden, predominantly laid to lawn with flower bed, and a stone path and steps leading to entrance porch and front door

Entrance Porch

uPVC front door with opaque double glazed panels and tiled floor

Entrance Hallway

Feature tiled flooring, stairs rising to first floor, doors leading to lounge and dining room, tongue and groove wood half panelled walls, built in wall cupboard housing fuseboard, radiator, spotlights

Lounge

11' 5" max x 13' 3" max (3.48m max x 4.04m max) Welcoming space with uPVC double glazed bay window to front aspect and cast iron fireplace set within feature tiled surround creating a warm and inviting atmosphere, radiator, ceiling light point, double doors leading through to dining room

Dining Room

11' max x 15' max (3.35m max x 4.57m max) Separate dining room providing ample space for entertaining leading seamlessly through to kitchen, cast iron fireplace set within feature tiled surround, one tongue and groove panelled wall with understairs storage cupboard, radiator, ceiling light point

Kitchen

8' 7" max x 14' 4" max (2.62m max x 4.37m max) uPVC door with double glazed panel leading to rear garden, velux window to ceiling, range of wall and base units with worktop over and tiled splashback, 1.5 stainless steel drainer sink, integrated electric oven with induction hob and cookerhood over,

space for freestanding fridge/freezer, radiator, ceiling light points

Utility Room

6' 2" max x 8' max (1.88m max x 2.44m max) Extending from the kitchen with two ceiling velux windows, worktop with tiled splashback and space for three under counter domestic appliances, ceiling light point

Downstairs Cloakroom

Hand wash basin with tiled splashback, low level WC, ceiling light point

Landing

Ceiling light point, wooden door opening to stairs leading to second floor with wall light

Bedroom 2

10' 9" max x 15' 1" max (3.28m max x 4.60m max) Two uPVC double glazed windows to front aspect with views to hills beyond, cast iron fireplace set within feature surround, understairs storage cupboard, radiator, ceiling light point

Bedroom 3

9' 5" max x 10' 9" (2.87m max x 3.28m) uPVC double glazed window to rear aspect, cast iron fireplace set within feature surround, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, panel bath with shower over and tiled surround, vanity sink, low level WC, part tongue and groove panelled walls, built in airing cupboard also housing boiler, heated towel rail, ceiling light point



Bedroom 1

12' 7" max x 14' 8" max (3.84m max x 4.47m max)
Two velux windows to rear aspect with views to hills beyond, under eaves storage, radiator, spotlights

Rear Garden

Timber fence enclosed with low-maintenance gravel garden, outside light and water supply, substantial workshop (11' 8" x 10' 8") with power and lighting, further shed for garden storage

Parking

Gated access at the rear of the property leading to car port with space for two vehicles



view this property online fox-and-sons.co.uk/Property/AXM104874



welcome to

Hillhead Terrace Musbury Road, Axminster

- COUNCIL TAX BAND B
- BEAUTIFUL VICTORIAN MID TERRACED HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- ACCOMMODATION OVER THREE FLOORS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£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/AXM104874



Property Ref:
AXM104874 - 0003

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.



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk