



**North Street, Axminster EX13 5QS**

**welcome to**

## **North Street, Axminster**

Fox & Sons are delighted to bring to the market this lovely two bedroom mid-terraced home, located in a tucked away position on North Street and within easy walking distance to the centre of the historic market town of Axminster.

### **Front Garden**

Paved path leading to porch covered front door, bordered laid to lawn areas with established flowerbeds and tree

### **Entrance Hallway**

Entered via uPVC front door with double glazed opaque insert panels, built in storage cupboard housing Solar Panels battery unit

### **Lounge**

15' 3" max x 12' 9" max ( 4.65m max x 3.89m max )  
uPVC double glazed window to front aspect, wall mounted gas fireplace, stairs rising to first floor, radiator, ceiling light points

### **Kitchen/Diner**

12' 9" x 8' 2" max ( 3.89m x 2.49m max )  
uPVC double glazed window to rear aspect, uPVC door with double glazed insert panel leading to rear garden, range of wall and base units with worktop over and tiled splashback, 1.5 stainless steel drainer sink, space for cooker, washing machine and freestanding fridge/freezer, radiator, ceiling light point, space for dining table and chairs

### **Landing**

Built in storage/airing cupboard housing boiler, loft hatch leading to partially boarded loft with drop down ladder, ceiling light point

### **Master Bedroom**

12' 10" max x 9' 10" max ( 3.91m max x 3.00m max )  
uPVC double glazed window to front aspect, built in wardrobes, radiator, ceiling light point

### **Bedroom 2**

11' 1" x 6' 2" ( 3.38m x 1.88m )  
uPVC double glazed window to rear aspect, radiator, ceiling light point

### **Bathroom**

uPVC double glazed opaque window to rear aspect, panel bath with shower over set within tiled surround, hand wash basin with tiled splashback, low level WC, radiator, ceiling light point

### **Rear Garden**

Timber fence enclosed rear garden, predominantly laid to patio with paved patio and gravel areas, timber storage shed, outside water supply, outside light, side access gate leading to parking area

### **Parking**

One allocated off road parking space

### **Solar Panels**

The current owner has installed solar panels with battery storage, providing electricity to the property. Please enquire within branch for more details





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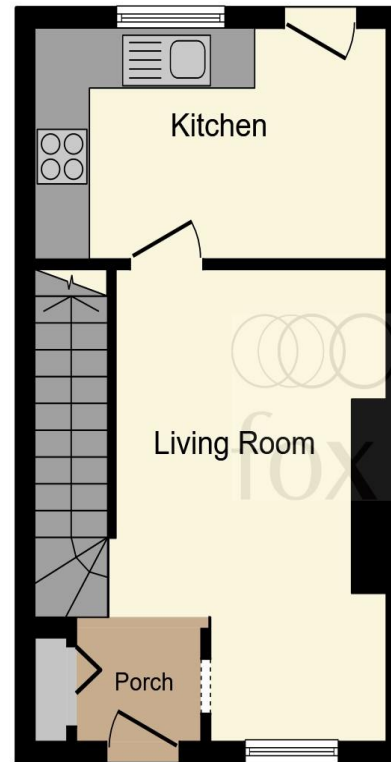
## North Street, Axminster

- COUNCIL TAX BAND B
- TWO BEDROOMS
- SOLAR PANELS WITH BATTERY STORAGE
- SPACIOUS LOUNGE
- KITCHEN/DINER

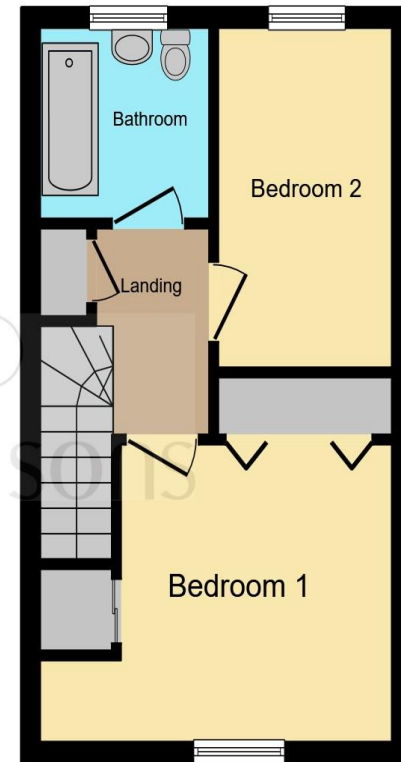
Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£190,000**



**Ground Floor**



**First 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](http://www.focalagent.com)

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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.

  
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