



**Charter Road, Axminster EX13 5GR**



**welcome to**

## **Charter Road, Axminster**

Fox & Sons are delighted to bring to the market this immaculately presented four bedroom detached home, situated in a pleasant and tucked away position on the outskirts of the historic market town of Axminster.

### **Front Garden**

Paved pathway leading to porch covered front door and outside light, feature gravel area, timber fence part enclosed

### **Entrance Hallway**

uPVC front door with opaque insert, built in storage cupboard, stairs rising to first floor, doors leading to subsequent rooms, radiator, ceiling light point

### **Downstairs Cloakroom**

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

### **Kitchen/Diner**

uPVC double glazed window to front aspect, range of wall and base units with worktop over and tiled splashback, integrated electric oven with gas hob and cooker hood over, 1.5 stainless steel drainer sink, space for dishwasher, washing machine and fridge/freezer, space for dining area, radiator, ceiling light point

### **Lounge**

uPVC double glazed windows to rear and side aspects, uPVC double glazed double doors leading to decking and rear garden with views to the hills beyond, under stairs storage cupboard, radiators, ceiling light points

### **Landing**

Loft hatch, doors leading to subsequent rooms, ceiling light point

### **Master Bedroom**

uPVC double glazed window to rear aspect with views to the hills beyond, built in wardrobes, radiator, ceiling light point

### **En-Suite**

Walk in shower with tiled surround, hand wash basin with tiled splashback, low level WC, heated towel rail, ceiling light point

### **Bedroom 2**

uPVC double glazed window to front aspect with slight views to the hills beyond, radiator, ceiling light point

### **Bedroom 3**

uPVC double glazed window to rear aspect with views to the hills beyond, radiator, ceiling light point

### **Bedroom 4**

uPVC double glazed window to front aspect with slight views to the hills beyond, radiator, ceiling light point

### **Bathroom**

Panel bath with tiled surround, handwash basin with tiled splashback, low level WC, radiator, ceiling light point

### **Rear Garden**

Wall and fence enclosed rear garden bordered by conifers, raised decked area accessed from lounge leading down steps to garden, patio area, predominantly laid to lawn, outside power supply, storage shed, side access to front of property

### **Driveway & Garage**

17' 9" x 8' 10" ( 5.41m x 2.69m )

Paved driveway leading to garage with up and over garage door, power, lighting and partially boarded roof space





### **Agent's Note**

This property is currently under a shared ownership with 25% ownership by the seller. The property is offered to market in conjunction with Heylo Housing Association, 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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## Charter Road, Axminster

- DETACHED FOUR BEDROOM FAMILY HOME
- COUNCIL TAX BAND D
- SHARED OWNERSHIP - OPTION TO PURCHASE AT A 25% SHARE
- SPACIOUS LOUNGE
- ENCLOSED REAR GARDEN

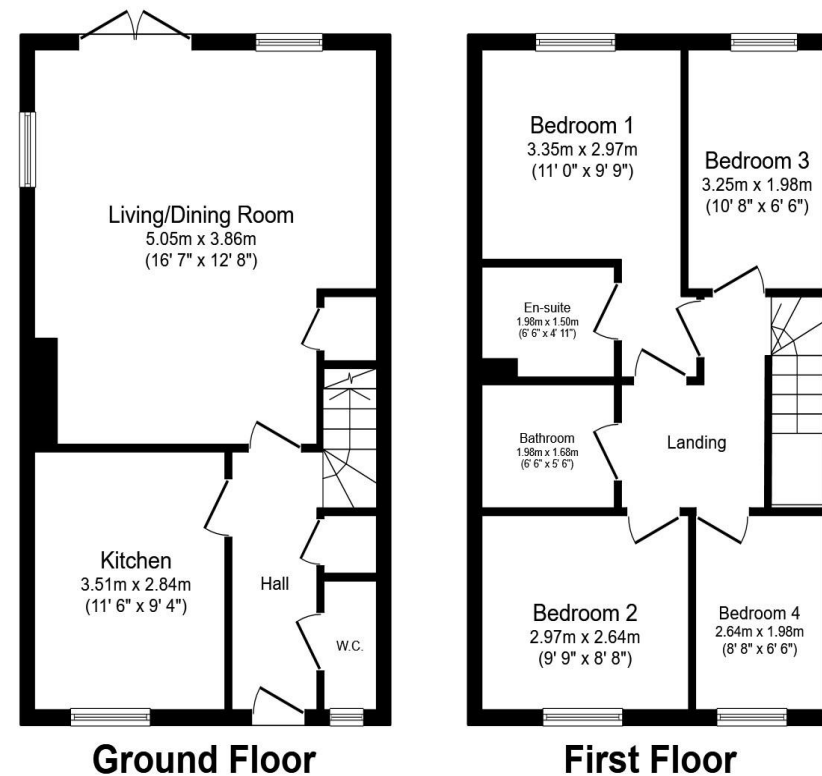
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 17.14

Ground Rent: 9196.08

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£87,500**



Total floor area 91.5 m<sup>2</sup> (985 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
AXM104910 - 0003

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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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