





### welcome to

# **Covert Close, Axminster**

Detached four bedroom home, in immaculate condition with the remainder of the NHBC. Benefiting from a pleasant outlook to the front, garage with driveway parking and ample storage.

## **Entrance Hallway**

Entered via composite door, stairs rising to first floor, built in storage cupboard, radiator, ceiling light point

#### Cloakroom

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

#### Kitchen

11' 5" x 9' 4" ( 3.48m x 2.84m )

uPVC double glazed window to front aspect, wall and base units with worksurface over and tiled splashback, space and plumbing for washing machine, dishwasher and upright fridge freezer, integrated electric oven with gas hob over and cooker hood, radiator, ceiling light point

### Lounge

17' 4" x 16' 6" (5.28m x 5.03m) uPVC double glazed window and patio doors to garden, under-stair storage cupboard, radiator, ceiling light point

### Landing

Access to loft via hatch, ceiling light point

### **Bedroom One**

14' 8" max x 9' 8" ( 4.47m max x 2.95m ) uPVC double glazed window to front aspect, built in wardrobe, radiator, ceiling light point

## **En-Suite**

Double shower cubicle, low level WC, wash hand basin, heated towel rail, extractor fan, ceiling light point

## **Bedroom Two**

10' 8" x 6' 6" ( 3.25m x 1.98m ) uPVC double glazed window to rear aspect, radiator, ceiling light point

#### **Bedroom Three**

9' 8" x 8' 3" ( 2.95m x 2.51m ) uPVC double glazed window to front aspect, radiator, ceiling light point

#### **Bedroom Four**

8' 7" x 6' 6" ( 2.62m x 1.98m ) uPVC double glazed window to front aspect, radiator, ceiling light point

#### **Bathroom**

Panel bath with shower over and glass shower screen, wash hand basin vanity unit, hidden cistern WC, heated towel rail, extractor fan, ceiling light point

## Garage

18' 1" x 9' 2" (5.51m x 2.79m)
Access via up and over door from driveway, power and lighting

#### **Rear Garden**

Enclosed garden with gated access to driveway, mainly laid to patio with decked seating and lawn areas













### welcome to

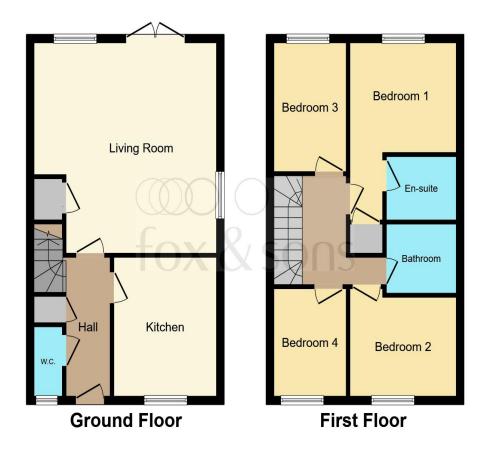
# **Covert Close, Axminster**

- COUNCIL TAX BAND = D
- FOUR BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- EN-SUITE TO MASTER BEDROOM
- PLEASANT OUTLOOK TO FRONT

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£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

# view this property online fox-and-sons.co.uk/Property/AXM104688



Property Ref: AXM104688 - 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.





01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk

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.