



Fosseway Close, Axminster EX13 5LW

fox & sons

welcome to

Fosseway Close, Axminster

Fox & Sons are delighted to bring to the market this lovely two bedroom semi-detached bungalow, tucked away on a quiet street, yet still conveniently located close to the centre of the historic market town of Axminster.

Front Garden

Predominantly laid to shingle with flowerbeds with established plants and shrubs, steps leading up to covered porch and side facing front door

Entrance Hallway

Entered via uPVC front door with opaque double glazed insert panel, doors leading to subsequent rooms, built in airing cupboard with heated towel rail and shelving, loft hatch, radiator, ceiling light points

Kitchen

uPVC double glazed window to rear aspect, door leading to outer porch, range of wall and base units with worktop over and tiled splashback, space for oven and range of domestic appliances, radiator, ceiling light point

Lounge

uPVC double glazed double doors leading to rear garden with windows either side, decorative fireplace, radiator, ceiling light point, wall light points

Master Bedroom

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

Bedroom 2

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

Bathroom

uPVC opaque double glazed windows to side aspect, panel bath with shower over, vanity hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

Outer Porch

uPVC double glazed windows to side aspect with views to hills beyond, uPVC door with opaque double glazed insert panel providing access to front of property and uPVC door with double glazed insert panel providing access to rear garden, ceiling light point

Rear Garden

Lounge doors lead to raised decked patio area with steps leading down to the pretty rear garden, predominantly laid to lawn with established flowerbeds and feature gravel areas, timber fence enclosed, range of trees and plants, timber summerhouse and storage shed

Garage & Parking

Private driveway leading to garage with up and over garage door, power and lighting, window to rear and door providing access to rear garden

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved





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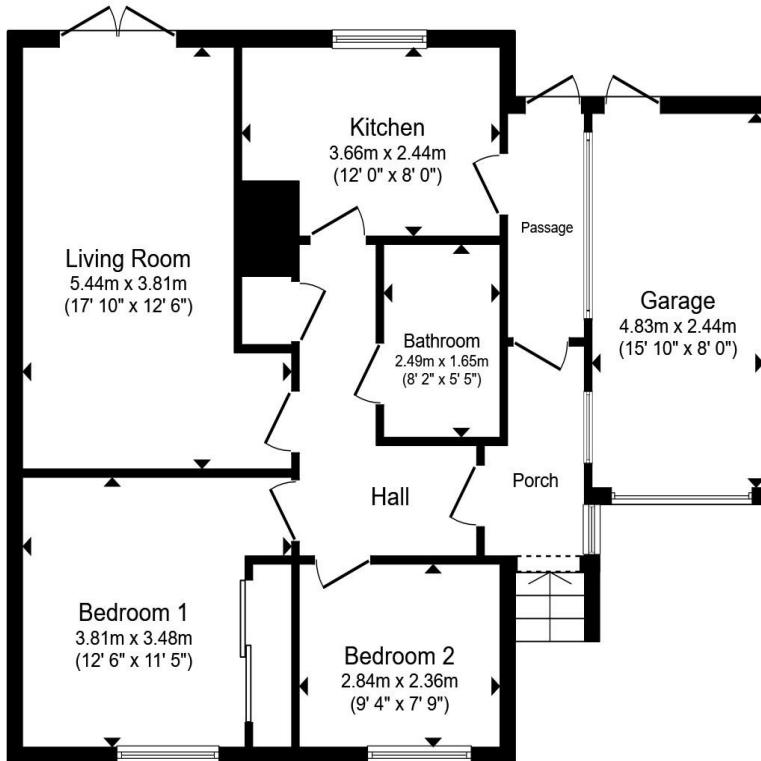
Fosseway Close, Axminster

- SEMI-DETACHED BUNGALOW
- COUNCIL TAX BAND B
- SPACIOUS LOUNGE
- BRIGHT KITCHEN
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£280,000



Total floor area 79.9 m² (860 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



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Property Ref:
AXM104943 - 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.

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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