



3, Flax Meadow Lane



3, Flax Meadow Lane

, Axminster, EX13 5FH

Axminster Station: 1.2 miles; Chard: 6.6 miles; Lyme Regis Beach: 6.1 miles

A well appointed spacious three bedroom house situated on a popular development within Axminster. EPC C

- Three bedrooms
- Kitchen/dining room
- Cloakroom
- Private garden
- Quiet location
- Garage & parking
- Freehold
- Council Tax Band C

Guide Price £285,000

SITUATION

The property is situated on a popular development within easy reach of the centre of the market town of Axminster and providing easy access to main routes to Dorset, Somerset and further into East Devon. Axminster has a good range of shops and services including a mainline railway station on the Waterloo line.

The Jurassic coastline with various towns and villages including Lyme Regis, Seaton, Charmouth & Beer are all within a short drive. The cathedral city of Exeter and Somerset county town Taunton are both approximately half an hours drive away.



DESCRIPTION

3 Flax Meadow Lane is a well-presented terraced house with spacious and modern accommodation throughout. The entrance hall provides convenient access to both the sitting room and the kitchen/dining room, creating a functional flow on the ground floor. The sitting room, with its bright atmosphere and double patio doors leading to the garden, is perfect for socializing and outdoor access. The kitchen/dining room offers plenty of storage with a range of wall and base units, fitted electric oven with gas hob, space and plumbing for dishwasher and washing machine, and space for fridge/freezer, with space for dining and entertaining. The added bonus of a downstairs cloakroom adds convenience for guests.

On the first floor are three bedrooms, with bedroom 1 benefitting from an ensuite shower room. The family bathroom, with fitted bath and shower over, WC and wash hand basin serves the remaining two bedrooms.

OUTSIDE

The property is approached via a pedestrian path and has a small lawned front garden. At the rear is a good sized lawned garden fully enclosed by fencing, providing privacy and security. A gate from the garden opens to a paved communal courtyard, where the property benefits from a single garage, located at the right-hand end of a block, along with parking space for two vehicles in front of the garage.

SERVICES

All mains services connected. Gas-fired central heating.

Standard, superfast and ultrafast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ofcom). EPC C

DIRECTIONS

From the centre of Axminster follow the signs for Chard passing the hospital on your left, and at the mini-roundabout turn left into Chard Road. Take the first turning right into Millbrook Meadows and follow the road and to the top of the development where the sales office is currently located. Flaxmeadow Lane will be found on the right with parking in front of the garages (end garage on right) at the rear of the properties.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 0140442553.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



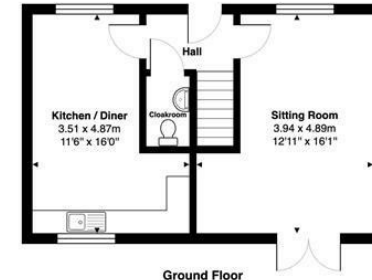
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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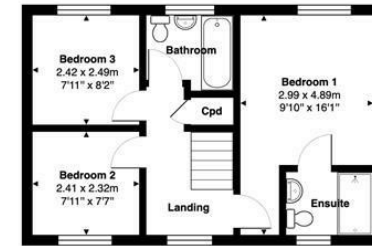
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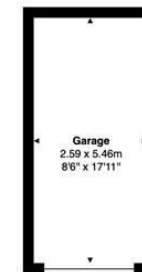
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Ground Floor



First Floor



Total Area: 88.2 m² ... 950 ft²

All measurements are approximate and for display purposes only



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