



45 Flax Meadow Lane



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Axminster, Devon, EX13 5FH

Axminster station 1.1 miles; Lyme Regis 5.8 miles; Seaton 7.7 miles

A beautifully presented four-bedroom home, within a popular development on the outskirts of Axminster.

- Four bedrooms
- Utility room
- Quiet location
- EPC C
- Modern kitchen
- Private gardens
- Freehold
- Council Tax Band D

Guide Price £340,000

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.

Having been tastefully improved by the current owners, this delightful residence offers generous and versatile living accommodation arranged over two floors, along with a charming rear garden, garage and private off-street parking.

DESCRIPTION

The ground floor comprises a welcoming entrance hall, cloakroom, spacious sitting room with doors opening to the garden, a well-appointed kitchen/dining room and a practical utility room with direct access to the outside.

On the first floor, there are four well-proportioned bedrooms and a family bathroom, with the principal bedroom further benefitting from its own en-suite shower room.

OUTSIDE

Outside, the property enjoys a pretty rear garden, designed with ease of maintenance in mind, as well as a garage and dedicated parking space.

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).

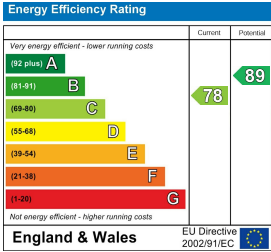
There is a annual insurance payment of approximately £30 for the garage.

What3Words: ///prouder.slides.excavate





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Ground Floor



First Floor

Total Area: 119.2 m² ... 1283 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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