

FORTNAM SMITH & BANWELL



SEMI DETACHED COTTAGE

GREAT LOCATION TO TOWN

COUNTRYSIDE VIEWS

TWO BEDROOMS

PATIO & GARDEN

KITCHEN DINER



3 Lyme Road Cottages, Lyme Road, Axminster, Devon, EX13 5BG

£235,000

This well presented two bedroom semi detached cottage is pleasantly situated just a few minutes walk from the bustling market town of Axminster and benefits from far reaching countryside views.



Situated in the East Devon market town of Axminster within easy reach of the towns shops and only a short walk to the town centre is this pretty terraced cottage. Beautifully presented with a range of original character and period features the accommodation comprises: Living room with sliding door leading onto the patio. Kitchen/diner. Two first floor bedrooms with the master boasting countryside views. Externally and of particular note is the sunny rear garden with a lawn, seating area and a useful store shed.

The market town of Axminster is a busy market town in East Devon close to the border with West Dorset and Somerset. The popular seaside towns of Lyme Regis and Seaton are both about 6 miles distant with both Exeter (M5) and Taunton being about 24 miles away. The town itself is well catered for with primary and secondary schools, two large supermarkets, a range of independent shops, leisure centre, hospital and a main line railway station.



The accommodation with approximate measurements comprises

UPVC Front door leads to:

Entrance Hall

Consumer unit. Stairs rising to first floor.

Lounge 18' 0" x 10' 10" (5.48m x 3.30m)

UPVC double glazed window to the front elevation and sliding door leading to patio. Radiator. TV point. Fireplace currently blocked up.

Kitchen/Diner 18' 0" x 10' 10" MAX(5.48m x 3.30m)

Modern kitchen fitted with a range of cream units comprising base cupboards and drawers, matching wall cupboards. Induction hob with oven below and extractor above. Laminate worktops with inset composite sink and drainer. Appliance space for fridge/freezer and washing machine. Laminate flooring. Radiator. Two UPVC double aspect glazed windows. Walk-in under stairs storage cupboard with shelving and electric light. Telephone point. UPVC 1/2 glazed door into garden.

First Floor Landing

Airing cupboard housing Baxi combi boiler.

Bedroom 1 18' 0" x 10' 10" (5.48m x 3.30m)

Two UPVC double glazed windows with the rear benefitting from distant views over the Axe Valley. Radiator.

Bedroom 2 11' 11" x 10' 8" MAX (3.63m x 3.25m)

UPVC double glazed window. Hatch to insulated loft space. Alcove suitable for cupboard/storage area.

Bathroom

White suite comprising WC, pedestal wash hand basin with taps, heated towel rail, panelled bath with Triton electric shower attachment. Half tiled walls. Laminate flooring. UPVC obscured window.

Outside

At the rear of the property there is a delightful area of garden featuring a sunken crescent shaped patio with raised flowerbeds and lawn enjoying a sunny south facing aspect.

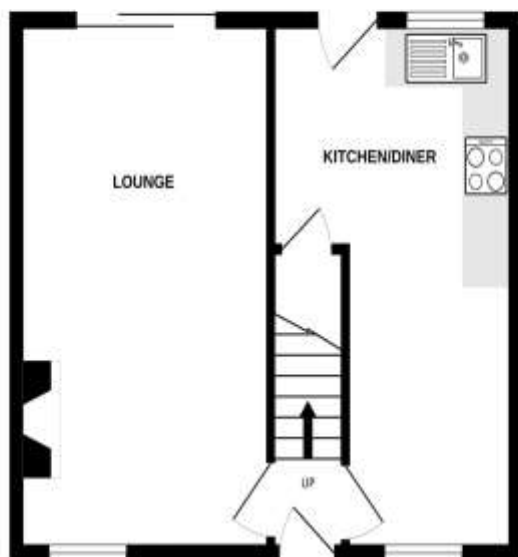
Services

We are advised that all mains services are connected. Gas fired central heating.

Agents Note

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, photographs and floor plans are provided for guidance only.

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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