



CRISPINS | COPPICE CLOSE

Axminster, EX13 5SY

Price Guide £550,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A individual three bedroom detached home surrounded by gardens, offering a good degree of privacy. The property was built in the 1980's and benefits from ample driveway parking, generous size room and a double garage. In brief the accommodation comprises entrance porch, hall, cloakroom, sitting room, garden room, dining room, kitchen and utility room. Upstairs three double bedrooms, cloakroom, ensuite to the master and a family bathroom.

Situation

Set in a delightful position in the rural village of Raymonds Hill, the property has fantastic access on the Devon/Dorset border. The resort of Lyme Regis is nearby to the south and offers a good range of shops and business facilities, together with an attractive harbour and beaches. The property is in the catchment for the popular The Woodroffe School in Lyme and not far from the highly sought after Colyton Grammar School which could make this property an excellent and well positioned family home. The market town of Axminster has a range of facilities including a main railway line connection to London (Waterloo). Whilst the towns of Honiton and Bridport and are further along the A35.

The local area

Yeovil, 22.3 miles / Taunton, 24.4 miles / Dorset Coast, 11.9 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Dorset Council Council Tax Band: E
 Tenure: Freehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Porch

Door into:

Hallway

Stairs rising to the first floor and a storage cupboard under.

Cloakroom

With a window to the side aspect, low level WC, wash hand basin with tiled splashback and a radiator.

Sitting Room

17'11" × 14'6" (5.46m × 4.42m)

Dual aspect windows to the front and side, two radiators and coving.

Dining Room

13'6" × 10'8" (4.11m × 3.25m)

Arch through from the sitting room, windows to the rear and side aspects, radiator and coving.

Garden Room

9'11" × 6'8" (3.02m × 2.03m)

With windows to the side and rear aspects and patio doors to the front opening out onto the garden.

Kitchen

14'3" × 12'2" (4.34m × 3.71m)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, eye level electric oven, hob and an extractor fan over, breakfast bar, storage cupboard and a radiator.

Utility Room

11'10" × 6'1" (3.61m × 1.85m)

With a window to the rear aspect, stainless steel sink/drainers, space for washing machine, storage units and the oil fired central heating boiler. Pedestrian door to the garage.

Landing

With a window to the side aspect, storage cupboard and access to the loft.

Cloakroom

With a window to the rear aspect. Low level WC and a wash hand basin with tiled splashback.

Bedroom One

14'4" × 11'9" (4.37m × 3.58m)

With windows to the front and side aspects, radiator and a storage cupboard.

Ensuite

Suite comprising shower tray with curtain, wash hand basin, radiator and tiling to all splash prone areas.

Bedroom Two

14'5" × 12'6" (4.39m × 3.81m)

With windows to the side and rear aspects, wash hand basin, radiator and a built in wardrobe.

Bedroom Three

14'4" × 11" (4.37m × 3.35m)

With a window to the side and rear aspects, wash hand basin, built in wardrobe and a radiator.

Bathroom

With a window to the front aspect. Suite comprising corner bath, wash hand basin, radiator and tiling to all splash prone areas.

Double Garage

17'11" × 16'8" (5.46m × 5.08m)

Pedestrian access from the utility room, twin up and over doors, light and power connected.

Outside

The property is approached via a shared private road which leads to a private driveway belonging to the property. There is ample driveway parking and a turning area in front of the garages. The gardens wrap around the property, mainly laid to lawn, mature shrubs, indigenous trees, pond and a paved path abuts the property.

Agents Note

Council Tax Band - E. Mains water, drainage and electricity. Oil fired central heating, the tank is located in the garden. The oil boiler was last serviced in September 2023. The seller has made us aware that there are tree preservation orders in place, please contact us for more information.

Coppice Close, Crewkerne Road, Axminster

Approximate Area = 1709 sq ft / 158.7 sq m
Garage = 300 sq ft / 27.87 sq m
Total = 2009 sq ft / 186.6 sq m
For identification only - Not to scale



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

