



**Flax Meadow Lane, Axminster EX13 5FH**

**welcome to**

## **Flax Meadow Lane, Axminster**

Fox & Sons are delighted to bring to the market this beautifully presented three-bedroom three storey home, offering a wonderful sense of space and versatility - perfectly suited to modern family living, located on a quiet residential road on the outskirts of the historic market town of Axminster.

### **Front Of Property**

Porch covered front door with outside lighting and flowerbed bordering

### **Entrance Hallway**

Entered via uPVC front door, stairs rising to first floor, door leading through to lounge, wall mounted fuseboard, radiator, ceiling light point

### **Lounge**

uPVC double glazed window to front aspect, under stairs storage, electric fire set within feature surround (included), radiators, ceiling light point

### **Kitchen/Diner**

uPVC double glazed double doors to rear aspect leading to garden, uPVC double glazed window to rear aspect, range of wall and base units with worktop over and tiled splashback, inset Belfast sink, integrated electric oven with induction hob and cooker hood over, integrated washing machine and dishwasher, free standing fridge/freezer (included), radiator, ceiling light points

### **Downstairs Cloakroom**

Hand wash basin with tiled splashback, low level WC, radiator, ceiling light point

### **First Floor Landing**

Doors leading to subsequent rooms, stairs rising to second floor with uPVC double glazed window to front aspect with views to hills beyond, ceiling light points

### **Bedroom Two**

uPVC double glazed window to rear aspect with views to hills beyond, large wardrobe (included), radiator, ceiling light point

### **Bedroom Three**

uPVC double glazed window to front aspect with views to hills beyond, radiator, ceiling light point

### **Bathroom**

uPVC opaque double glazed window to rear aspect, walk in shower with wood-slat effect surround, vanity hand wash basin, low level WC, heated towel rail, spotlights

### **Master Bedroom**

uPVC double glazed window to front aspect with views to hills beyond, two skylights to rear aspect, loft hatch providing access to partially boarded loft, radiators, ceiling light points

### **En-Suite**

Skylight to rear aspect, shower, hand wash basin, low level WC, part tiled walls, built in storage cupboard housing water tank, radiator, spotlights

### **Rear Garden**

A paved patio area provides the perfect setting for outdoor dining and entertaining, with steps leading up to a gravelled terrace adorned with a variety of mature planting, including trees, bushes and established shrubs. The garden enjoys a sunny aspect, making it an ideal space to relax and unwind throughout the day. With outside lighting and water supply, and a pedestrian gate offering convenient rear access

### **Garage And Parking**

Garage with up and over door and extra parking space to the front





### **Location**

Situated in an enviable and elevated position on the outskirts of the historic market town of Axminster, which offers weekly market, along with a host of local shops and eateries, along with larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Lyme Regis and Seaton offer further amenities, including beautiful beaches.



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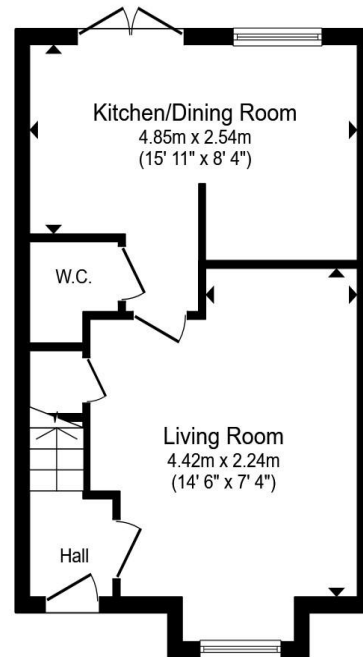
## Flax Meadow Lane, Axminster

- THREE STOREY HOME
- THREE BEDROOMS
- COUNCIL TAX BAND C
- SUNNY KITCHEN/DINER
- SPACIOUS TOP FLOOR MASTER BEDROOM & EN-SUITE

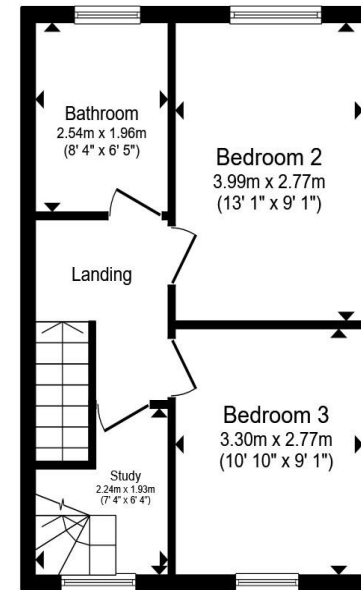
Tenure: Freehold EPC Rating: C

Council Tax Band: C

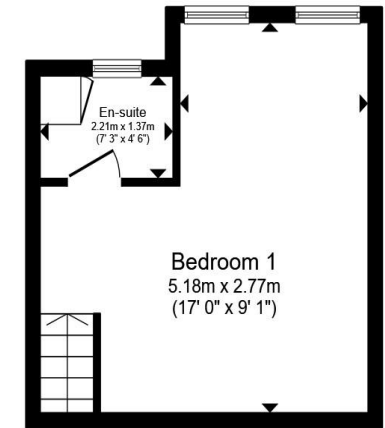
**£277,500**



Ground Floor



First Floor



Second Floor

Total floor area 96.1 m<sup>2</sup> (1,035 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](http://www.propertybox.io)



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Property Ref:  
AXM105142 - 0002

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