



Chapel Way, Axminster EX13 5GY

welcome to

Chapel Way, Axminster

Fox & Sons are delighted to present to the market this beautifully maintained two-bedroom semi-detached home, set on the outskirts of the historic market town of Axminster.

Front Of Property

Paved path to porch covered front door with outside light, sleeper bordered decorative gravel with established plants

Entrance Hallway

Entered via uPVC front door with opaque double glazed panel, built in storage cupboard housing wall mounted boiler and fuseboard, stairs rising to first floor, doors leading to subsequent rooms, radiator, ceiling light points

Downstairs Cloakroom

Hand wash basin with tiled splashback, low level WC, radiator, spotlight

Kitchen/Diner

uPVC double glazed window to front aspect, contemporary wall and base units with worktop over, integrated electric oven with gas hob and cooker hood over, integrated fridge/freezer, space for washing machine, stainless steel sink, space for dining area, radiator, ceiling light points

Lounge

uPVC double glazed double doors to rear aspect leading to garden, uPVC double glazed window to rear aspect, radiator, ceiling light point

Landing

Loft hatch, doors leading to subsequent rooms, ceiling light point

Bedroom 1

uPVC double glazed window to rear aspect, radiator, ceiling light point

Bedroom 2

uPVC double glazed window to front aspect, built in

over the stairs storage, radiator, ceiling light point

Bathroom

Panel bath with shower over and tiled surround, hand wash basin with tiled splashback, low level WC, part tiled walls, heated towel rail, ceiling light point

Rear Garden

Timber fence enclosed with side gate providing access to front of property, patio area and astro turf

Parking

Two allocated parking spaces to front of property

Location

Situated on the edge of the popular 'Mill Brook Green' development on the outskirts of Axminster, which offers a host of local shops and amenities, including 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 Seaton, Lyme Regis and Charmouth offer further amenities, along with stunning scenery and beautiful beaches.

Agent's Note

Gateway management service charge - £400 per year

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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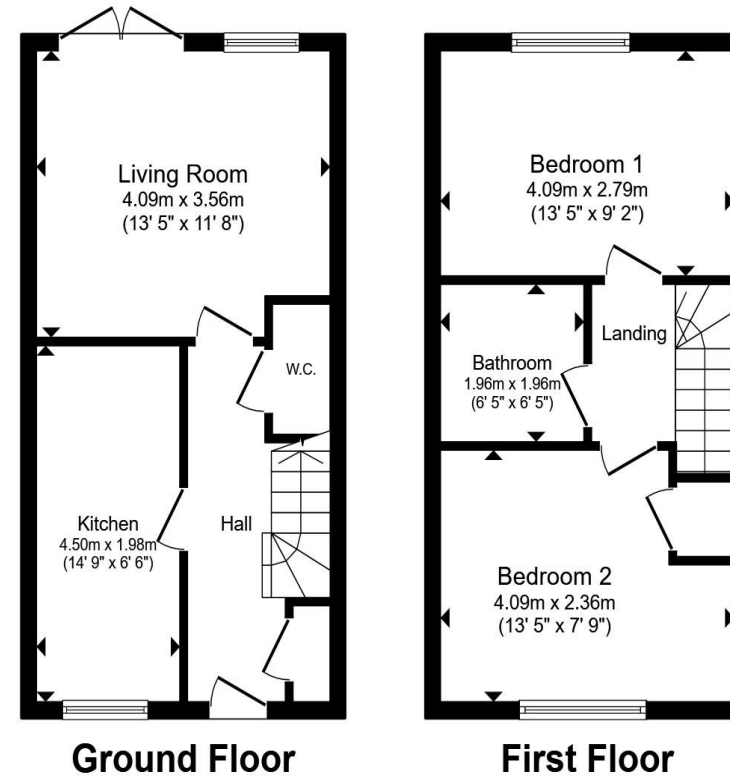
Chapel Way, Axminster

- WELL PRESENTED SEMI-DETACHED HOME
- COUNCIL TAX BAND B
- TWO GOOD SIZED BEDROOMS
- KITCHEN/DINER
- LOUNGE OPENING ONTO GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£235,000



Total floor area 64.6 m² (695 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

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Property Ref:
AXM104336 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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