



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

**welcome to**

## **Flax Meadow Lane, Axminster**

Fox & Sons are delighted to bring to the market this beautifully presented 3 bedroom three storey end-terraced home, ideally situated in a quiet cul-de-sac location on the outskirts of the historic market town of Axminster.

### **Entrance Hallway**

Accessed via paved steps to the front of the property and entered via a uPVC front door with opaque double glazed panel, fuseboard, radiator, ceiling light point, stairs rising to first floor

### **Lounge**

16' 8" max x 12' 6" max ( 5.08m max x 3.81m max )  
uPVC double glazed bay window to front aspect, electric fireplace set within feature surround, understairs storage cupboard, radiator, ceiling light point, open to conservatory/dining room

### **Conservatory/Dining Room**

13' 2" x 8' 4" ( 4.01m x 2.54m )  
uPVC double glazed windows to three aspects, floor to ceiling radiator, wall light point

### **Downstairs Cloakroom**

Low level WC, hand wash basin, radiator, spotlights

### **Kitchen**

14' x 11' 8" ( 4.27m x 3.56m )  
uPVC double glazed window to rear aspect, uPVC double glazed double doors leading to rear garden, range of wall and base units with worktop over, inset drainer sink, integrated electric oven with gas hob and cooker hood over, integrated fridge/freezer, space and plumbing for dishwasher and washing machine, floor to ceiling radiator, spotlights

### **First Floor Landing**

Ceiling light point

### **Bedroom 2**

13' x 9' 1" ( 3.96m x 2.77m )  
uPVC double glazed window to rear aspect, radiator and ceiling light point

### **Bedroom 3**

11' x 9' 1" ( 3.35m x 2.77m )  
uPVC double glazed window to front aspect with views to countryside beyond, radiator and ceiling light point

### **Bathroom**

uPVC opaque double glazed window to rear aspect, panel bath with shower over and tiled surround, hand wash basin with tiled splashback, low level WC, part tiled walls, radiator, ceiling light point

### **Master Bedroom**

17' 1" max x 16' 1" max ( 5.21m max x 4.90m max )  
Accessed via stairs from first floor landing with window to front aspect and ceiling light point, uPVC double glazed window to front aspect with views to countryside beyond, 2 x Velux windows to rear aspect, built in wardrobes, radiators, spotlights

### **En-Suite**

Velux window to rear aspect, separate shower with tiled surround, hand wash basin with tiled splashback, low level WC, storage cupboard, part tiled walls, radiator, spotlights

### **Rear Garden**

Accessed via double doors from kitchen, timber fence enclosed, stylish white gravel features, patio area with wooden gazebo, steps up to railway sleeper bordered laid to lawn area, flowerbeds, established plants and trees, gate at rear of garden leading to parking area

### **Parking**

Off road area to the rear of property with allocated parking spaces for two vehicles





**Agent's Note**

We have been advised by the current vendors that a management service charge of £360 is paid once per annum



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## Flax Meadow Lane, Axminster

- THREE BEDROOM THREE STORY END-TERRACED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNCIL TAX BAND C
- OPEN PLAN LOUNGE & CONSERVATORY/DINING ROOM
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£315,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM105001 - 0007

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fox & sons



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