



**Cloakham Drive, Axminster EX13 5GT**



**welcome to**

## **Cloakham Drive, Axminster**

Fox & Sons are thrilled to present this elegant and beautifully appointed semi-detached home, thoughtfully arranged over three generous floors and offering an abundance of versatile living space, perfectly positioned on the peaceful outskirts of the historic market town of Axminster.

### **Location**

Situated in a prominent position on the 'Cloakham Lawns' development, on the edge of the historic market town of Axminster, which offers weekly market, a host of local shops and eateries and 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 beautiful beaches and further amenities.

### **Front Of Property**

Paved path leading to porch covered front door and outside light, bordered by laid to lawn area with established hedging

### **Entrance Hallway**

Entered via uPVC front door with opaque double glazed panel. stairs rising to first floor, double doors leading to kitchen/diner, wall mounted fuseboard, radiator, ceiling light point

### **Kitchen/Diner**

Open plan kitchen/diner with additional living area, uPVC double glazed window to front aspect, uPVC door with opaque double glazed panel to rear aspect leading to paved pathway providing access to front of property, door leading to utility/downstairs cloakroom, built in storage cupboard housing water tank, radiators, ceiling light points and spotlights

Kitchen comprises of:

Range of contemporary wall and base units with worktop over, integrated mid-height electric oven and grill, gas hob with cooker hood over, integrated fridge/freezer and dishwasher, 1.5 stainless steel drainer sink with tiled splashback

### **Utility/Downstairs Cloakroom**

uPVC opaque double glazed window to rear aspect, base units with worktop over, wall unit housing boiler, stainless steel drainer sink, space for domestic appliance, low level WC, hand wash basin, part tiled walls, radiator, ceiling light point

### **First Floor Landing**

uPVC double glazed window to side aspect, doors leading to subsequent rooms, stairs rising to second floor, ceiling light point

### **Lounge**

uPVC double glazed double doors to rear aspect leading to garden, uPVC double glazed window to rear aspect, wall mounted fireplace, radiators, ceiling light points

### **Bedroom 1**

uPVC double glazed Juliet balcony to front aspect with views to hills beyond, built in mirrored wardrobes, radiator, ceiling light point

### **En-Suite**

uPVC opaque double glazed window to front aspect, walk in shower with tiled surround, hand wash basin with tiled splashback, low level WC, part tiled walls, heated towel rail, spotlights

### **Second Floor Landing**

uPVC double glazed window to side aspect, built in storage cupboard, loft hatch, doors leading to subsequent rooms, ceiling light point

### **Bedroom 2**

uPVC double glazed Juliet balcony to front aspect with views to hills beyond, built in mirrored wardrobes, radiator, ceiling light point





### **Bedroom 3**

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

### **Bedroom 4**

uPVC double glazed window to rear aspect, built in 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, spotlights

### **Garden Room**

Entered via uPVC double glazed double doors, uPVC double glazed windows to front aspect, wall mounted fuseboard, spotlights

### **Rear Garden**

Beautifully landscaped timber fence enclosed rear garden, gravel patio area with flowerbed borders, laid to lawn area, outside lighting, garden room to rear, gate leading to path to garage and parking area to the rear

### **Garage & Parking**

Garage with up and over door and parking space to front

### **Agent's Note**

This property is currently under a shared ownership with 50% ownership by the seller. The property is offered to market in conjunction with Heylo Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.

For more information, please call Fox and Sons Axminster

There is an additional management estate charge of £124.26 every 6 months



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## Cloakham Drive, Axminster

- SHARED OWNERSHIP - OPTION TO PURCHASE AT A 50% SHARE
- COUNCIL TAX BAND D
- SEMI DETACHED FOUR BEDROOM PROPERTY
- ACCOMMODATION OVER THREE FLOORS
- SPACIOUS OPEN PLAN KITCHEN/DINER/LIVING ROOM

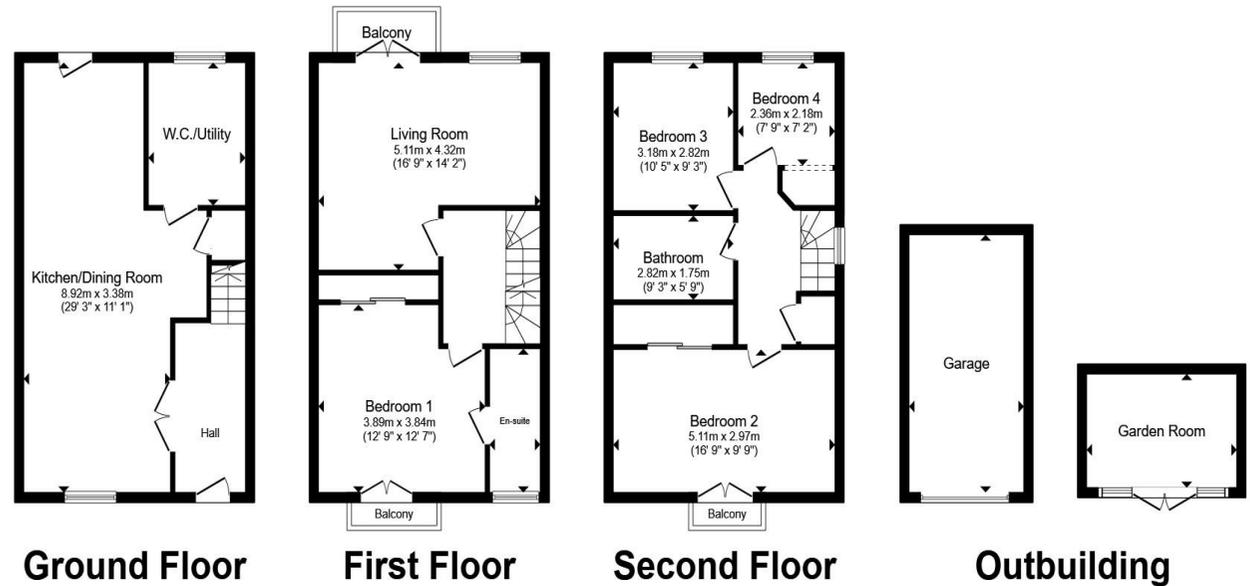
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 318.96

Ground Rent: 6738.36

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Dec 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Total floor area 159.2 m<sup>2</sup> (1,713 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:  
AXM104985 - 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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