



Swain Close, Axminster EX13 5HX

welcome to

Swain Close, Axminster

Fox & Sons are delighted to bring to the market this lovely three bedroom link-detached home discreetly tucked away at the end of a quiet cul-de-sac, in the historic market town of Axminster.

Front Of Property

Paved steps leading up to entrance porch door, gate allowing access to side and rear of property

Entrance Porch

Entered via uPVC door with double glazed panels, uPVC double glazed windows to front and side aspects, door leading through to entrance hallway, wall light point

Entrance Hallway

Entered via uPVC door with opaque double glazed panels. stairs rising to first floor, doors leading to subsequent rooms, under stairs storage cupboard, radiator, ceiling light point

Downstairs Cloakroom

uPVC opaque double glazed window to side aspect, hand wash basin with tiled splashback, low level WC, wall mounted fuseboard, radiator, ceiling light point

Kitchen/Diner

uPVC double glazed window to front aspect with views to park, uPVC double glazed window to side aspect, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, space for freestanding oven, fridge/freezer and 1 x under counter domestic appliance, space for dining area, wall mounted boiler, radiator, ceiling light points

Lounge

uPVC double doors to rear aspect leading through to conservatory, radiator, ceiling light point

Conservatory

uPVC double glazed windows to rear and side aspects, double doors leading to rear garden, radiator

Landing

Doors leading to subsequent rooms, built in storage cupboard, loft hatch, ceiling light point

Master Bedroom

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

En-Suite

uPVC double glazed opaque window to side aspect, walk in shower, vanity hand wash basin and low level WC, heated towel rail, ceiling light point

Bedroom Two

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

Bedroom Three

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

Bathroom

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

Rear Garden

Timber fence enclosed, patio area, decked steps up to spacious decked area, feature gravel section, raised timber flowerbed, path to side of property leading to front access gate, door to garage

Garage & Parking

Private driveway leading to garage

Location

Situated within striking distance of the town centre





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.

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



view this property online fox-and-sons.co.uk/Property/AXM105102



welcome to

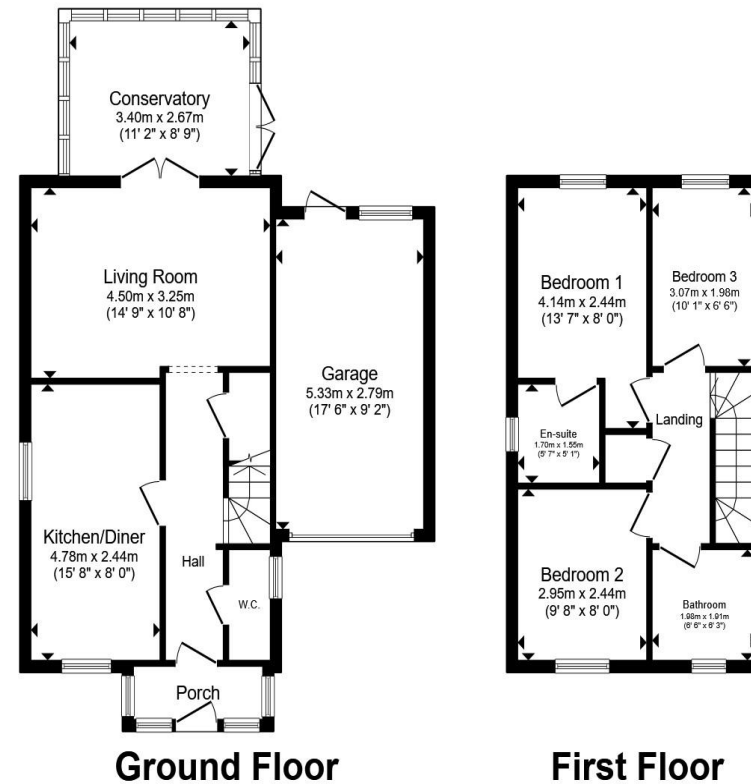
Swain Close, Axminster

- LINK-DETACHED THREE BEDROOM HOME
- NO ONGOING CHAIN
- COUNCIL TAX BAND C
- KITCHEN/DINER
- CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£279,300



Total floor area 101.1 m² (1,088 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

 fox & sons

view this property online fox-and-sons.co.uk/Property/AXM105102



Property Ref:
AXM105102 - 0006

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk