



Applegarth Lear Lane, Axminster EX13 5JD

welcome to

Applegarth Lear Lane, Axminster

Beautifully presented bungalow with pretty gardens to front and rear situated in a tucked away position on a quiet cul-de-sac. Benefiting from driveway parking, garage and solar panels.

Entrance Porch

Entered via uPVC double glazed door, uPVC double glazed windows to front aspect, tiled floor, secondary door leading into:

Entrance Hallway

Entered via wooden door, storage cupboard, radiator, ceiling light point, tiled flooring

Lounge

19' 10" x 12' 11" (6.05m x 3.94m)
uPVC double glazed windows, uPVC double glazed patio doors opening into conservatory, wood burner, ceiling and wall lighting, radiators

Kitchen

15' 10" x 9' 10" (4.83m x 3.00m)
Wooden framed window and door opening to conservatory, range of wall and base units with worksurface over, integrated appliances to include electric oven, induction hob and fridge, one and a half bowl drainer sink, extractor fan, radiator, ceiling light points

Conservatory

23' 2" x 4' 11" (7.06m x 1.50m)
uPVC double glazed door opening to garden, tiled flooring, space and plumbing for a range of further appliances to include washing machine

Bedroom One

14' 10" x 10' 9" max (4.52m x 3.28m max)
uPVC double glazed window, fitted 'Sharps' wardrobes, radiator, ceiling light point

Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m)
uPVC double glazed window, radiator, ceiling light point

Loft Room

23' 3" limited head height x 8' 9" limited head height (7.09m limited head height x 2.67m limited head height)
uPVC double glazed sky light, cupboard housing water cylinder with storage space, storage space into eaves

Bathroom

uPVC double glazed opaque windows, walk in double shower, low level WC, wash hand basin, tiled walls and flooring, radiator, extractor fan, ceiling light point

Garage

16' 3" x 7' 1" (4.95m x 2.16m)
Entered via timber double doors, wall and base units, power and lighting

Rear Garden

Enclose with timber and metal fencing and stone walling, greenhouse and shed to remain, laid to lawn with flower beds planted with mature plants and shrubs, gated access to front

Front Garden

laid to lawn with gravel path leading to property, low timber fencing to front, driveway parking

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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welcome to

Applegarth Lear Lane, Axminster

- COUNCIL TAX BAND = D
- GARDENS TO FRONT AND REAR
- GARAGE AND DRIVEWAY PARKING
- TWO BEDROOMS PLUS LOFT ROOM
- SOLAR PANELS

Tenure: Freehold EPC Rating: F

Council Tax Band: D

£385,000



Ground Floor



First Floor

Total floor area 116.5 sq.m. (1,254 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM104292 - 0005

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