



Wagtail Walk, Axminster EX13 5GX

welcome to

Wagtail Walk, Axminster

Fox & Sons are delighted to bring to the market this lovely end-terraced two-bedroom home presented in immaculate condition, conveniently positioned on the outskirts of the historic market town of Axminster. Further benefiting from being offered with no on-going chain!

Front Of Property

Paved path leading to porch covered front door with outside lighting, bordered by laid to lawn areas and established flowerbed

Entrance Hallway

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

Downstairs Cloakroom

Hand wash basin with tiled splashback, low level WC, radiator, ceiling light point

Kitchen/Diner

uPVC double glazed window to front aspect with views to hills beyond, range of contemporary units with worktop over, stainless steel drainer sink, integrated electric oven with gas hob and cookerhood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, space for dining area, radiator, ceiling light point

Lounge

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

Master Bedroom

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

Bedroom 2

uPVC double glazed window to front aspect, built in over-stairs storage cupboard, radiator, ceiling light point

Bathroom

Panel bath with shower over, hand wash basin, low level WC, part tiled walls, heated towel rail, spotlights

Rear Garden

Timber fence enclosed, predominantly laid to lawn with paved patio area, gate to rear providing access to parking area

Parking

Two allocated off road parking spaces

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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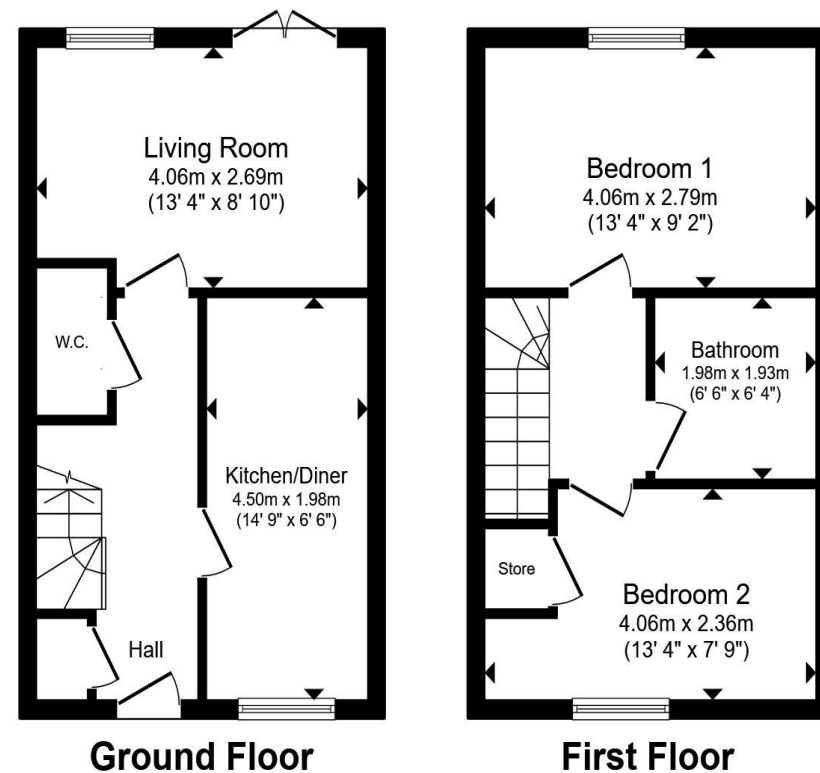
Wagtail Walk, Axminster

- END-TERRACED HOME
- NO ONGOING CHAIN
- COUNCIL TAX BAND B
- TWO BEDROOMS
- REAR ENCLOSED GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£225,000



Total floor area 59.2 m² (638 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:
AXM105129 - 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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