

Dukes Way,Axminster EX13 5QP

fox & sons

welcome to

Dukes Way, Axminster

An ideal opportunity to acquire a well-positioned bungalow with fantastic potential in a sought-after residential location, offered for sale with no onwards chain

Entrance Porch
Entered via sliding door with secondary door leading into entrance hall, electricity meter, ceiling light point

Entrance Hallway
Access to loft via hatch, coat cupboard, additional cupboard housing tank and boiler with storage space, radiator, ceiling light point

Cloakroom
Low level WC, wash hand basin, radiator, ceiling light point

Lounge
Dual aspect with uPVC double glazed sliding door opening to rear garden and uPVC double glazed window to front aspect, wall and ceiling light points, radiators

Kitchen
uPVC double glazed window and door opening to garden, range of wall and base units with work surface over and tiled splashbacks, space and plumbing for a range of domestic appliances, drainer sink with mixer taps, strip lighting

Bedroom One
uPVC double glazed window overlooking garden, radiator, ceiling light points

Bedroom Two
Upvc double glazed window to side and rear aspect, built in cupboards, radiator, ceiling light points

Bedroom Three
uPVC double glazed window to front aspect, radiator, ceiling light point

Bathroom
uPVC double glazed window to rear aspect, panel bath with shower over, low level WC, wash hand basin, ceiling light point

Rear Garden
Enclosed garden mainly laid to lawn with patio seating area and a range of mature plants, shrubs and tree, workshop with power and light

Garage And Parking
Single garage access via up and over door with access from rear to garden with power and light, driveway to front of property

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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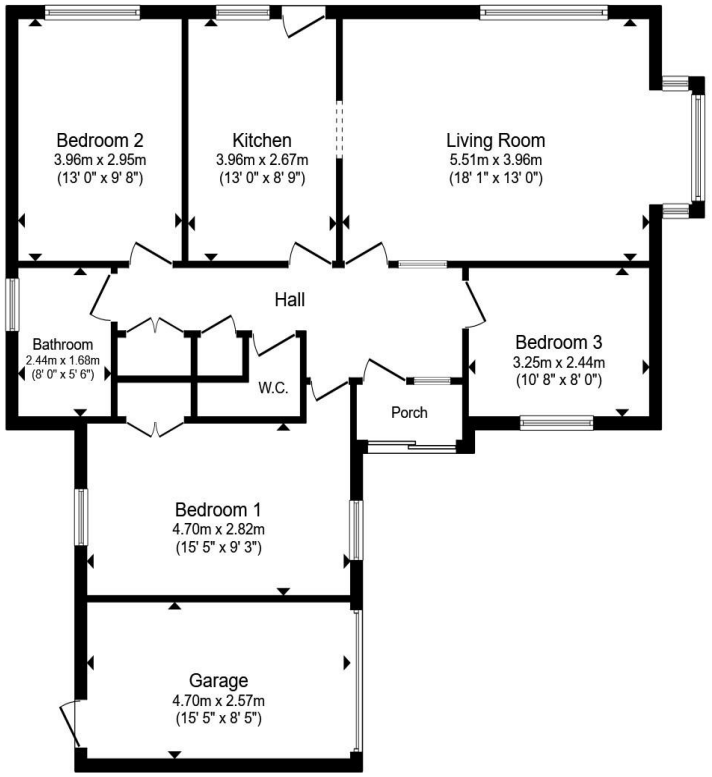
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- COUNCIL TAX BAND = D
- NO ONWARDS CHAIN
- GENEROUS SIZED GARDEN
- GARAGE AND DRIVEWAY PARKING
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£300,000



Total floor area 102.3 m² (1,101 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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The Property Ombudsman

Property Ref:
AXM105302 - 0003

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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