



**Dukes Way, Axminster EX13 5QP**

  
fox & sons



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## **Dukes Way, Axminster**

Fox & Sons are delighted to bring to the market this lovely end terraced family home, located in the popular location of Dukes Way in the historic market town of Axminster.

### **Front Garden**

Wrought iron fence enclosed with flower beds, paved path leading to front door, outside light

### **Entrance Hallway**

Entered via uPVC door with opaque double glazed panels, understairs cupboard, stairs rising to first floor, radiator, ceiling light point

### **Kitchen**

12' x 7' 5" ( 3.66m x 2.26m )  
uPVC double glazed window to front aspect, range of wall and base units with worktop over and tiled splashback, integrated electric oven with gas hob and cooker hood over, 1.5 stainless steel drainer sink, space and plumbing for fridge/freezer, washing machine and one extra domestic appliance, wall mounted boiler, radiator, ceiling light point

### **Downstairs Cloakroom**

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

### **Lounge**

11' 7" x 14' 8" ( 3.53m x 4.47m )  
uPVC double glazed window to rear aspect overlooking garden and French doors leading to patio, radiator, ceiling light point

### **Landing**

Storage cupboard with radiator, ceiling loft hatch providing access to loft which is partially boarded with lighting, ceiling light point

### **Master Bedroom**

14' 8" max x 12' max ( 4.47m max x 3.66m max )  
uPVC double glazed windows to front aspect, wardrobe hanging space, radiator, ceiling light point

### **Bedroom 2**

8' 6" x 11' 9" ( 2.59m x 3.58m )  
uPVC double glazed window to rear aspect, radiator, ceiling light point

### **Bathroom**

uPVC double glazed opaque window to rear aspect, panel bath with shower over with tiled surround, hand wash basin with tiled splashback, low level WC, part tiled walls, heated towel rail, ceiling light point

### **Garden**

Timber fence enclosed with patio leading to steps up to raised lawn, summer house with decked patio area, mature hedging and plants, water butt, paved path with gravel borders providing side access to front of property via timber gate

### **Parking**

One allocated off road parking space





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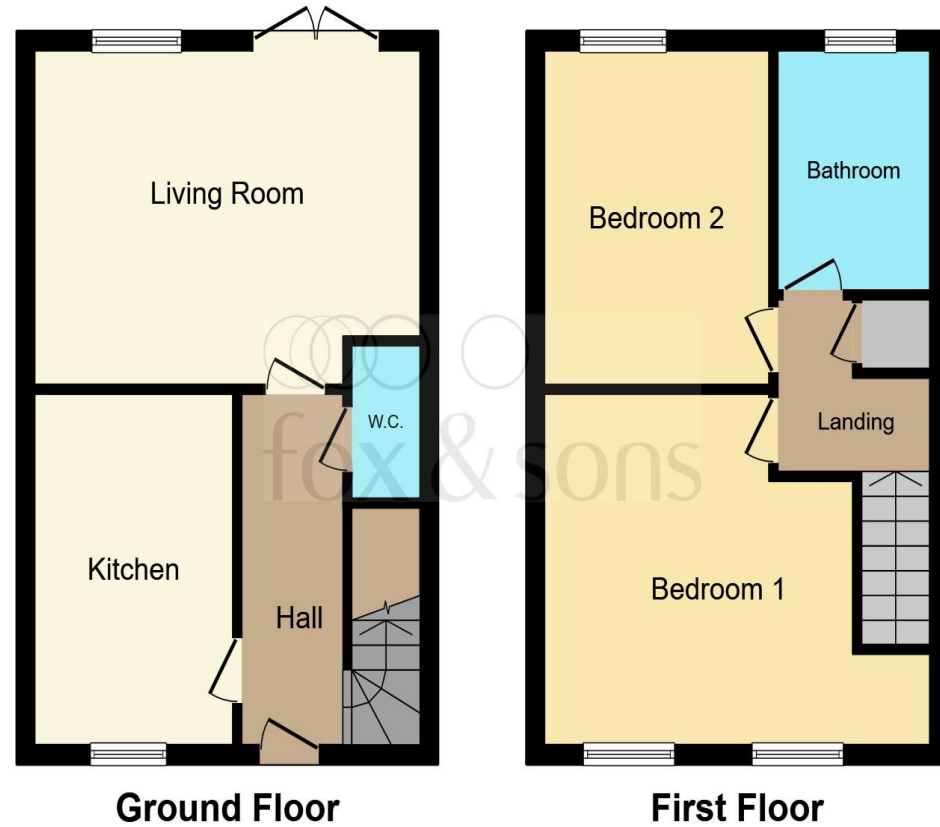
## Dukes Way, Axminster

- END TERRACED HOME
- TWO GOOD SIZED BEDROOMS
- COUNCIL TAX BAND B
- PRETTY REAR ENCLOSED GARDEN
- ALLOCATED OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£240,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM104733 - 0003

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fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)