



47 Flax Meadow Lane, Axminster, EX13 5FH

Guide Price £295,000 Freehold

- Three Bedroom Corner Terraced House
- Master En-Suite Bedroom
- Single Garage
- Lounge
- Family Bathroom
- Gas Central Heating with Radiators in all Rooms
- Kitchen/Diner
- Enclosed Rear Garden

47 Flax Meadow Lane, Axminster EX13 5FH

Built by Wainhomes in 2010 this much loved terraced house, nestled in Flax Meadow Lane, Axminster, offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, including a master en-suite, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen/dining room, which boasts ample space for family meals and gatherings.

The property features two bathrooms, ensuring convenience for all residents. The enclosed south facing garden offers a private outdoor space, ideal for enjoying sunny days or hosting barbecues with friends and family. Additionally, the single garage provides secure parking for one vehicle, along with extra storage options.



Council Tax Band: C



Entrance hall

Doors leading to the accommodation with stairs ascending to the first floor. Further benefiting from an understairs storage cupboard and a smoke detector.

Lounge

16'2" x 11'6"

A comfortable sized reception room with two windows to the front aspect of the property and a feature effect fireplace.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and a pedestal hand wash basin.

Kitchen Area

12'0" x 11'3"

Fitted with a range of matching wall and base units with work tops over comprising a stainless steel sink and drainer with a window to the rear aspect. Continuing round to a cupboard housing a wall mounted boiler and a four ring gas hob with an electric fan oven underneath and an extractor fan above. The kitchen further benefits from an integrated dishwasher and fridge freezer.

Dining Area

10'11" x 9'6"

The perfect space for entertaining this dining area features French doors that open onto the garden.

Landing

Doors leading to the accommodation with an airing cupboard housing the water tank. Smoke detector and loft access overhead.

Master Bedroom

11'10" x 11'3"

A master en-suite double bedroom with a window to the front aspect.

En-Suite

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a shower cubicle with a wall mounted mains shower. An opaque window to the front aspect.

Bedroom 2

11'8" x 8'3"

A double bedroom with a window to the rear aspect.

Bedroom 3

9'8" x 6'11"

A single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite this family bathroom features a bath with a hand held shower attachment over taps, a low level hand flush w.c. and a pedestal hand wash basin.

Outside

The property enjoys a cottage style enclosed south facing rear garden. Accessed from the dining area, the garden has a patio seating area with steps leading to a further patio and laid lawn, surrounded by a variety of established and maintained flora. The garden also includes a small greenhouse.

Garage

18'0" x 8'0"

A single garage with an up and over garage door benefiting from power and lighting, also with rear access to the garage via the garden.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: C

Utilities: All gas, electric, water and drainage are mains connected

Development Charge: £TBC

Garage: The garage is leased by the property on a 999 year lease as of 2009.

Flood Risk: Very low risk of flooding from surface water and very low risk of flooding from rivers and the sea.

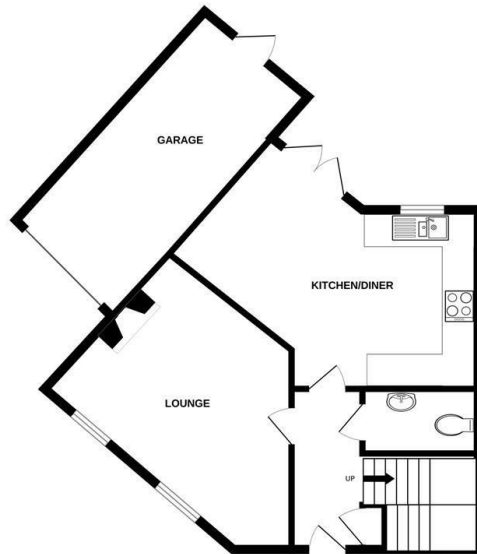
Broadband: Full fibre broadband available.

Mobile phone coverage: For more information go to checker.ofcom.org.uk





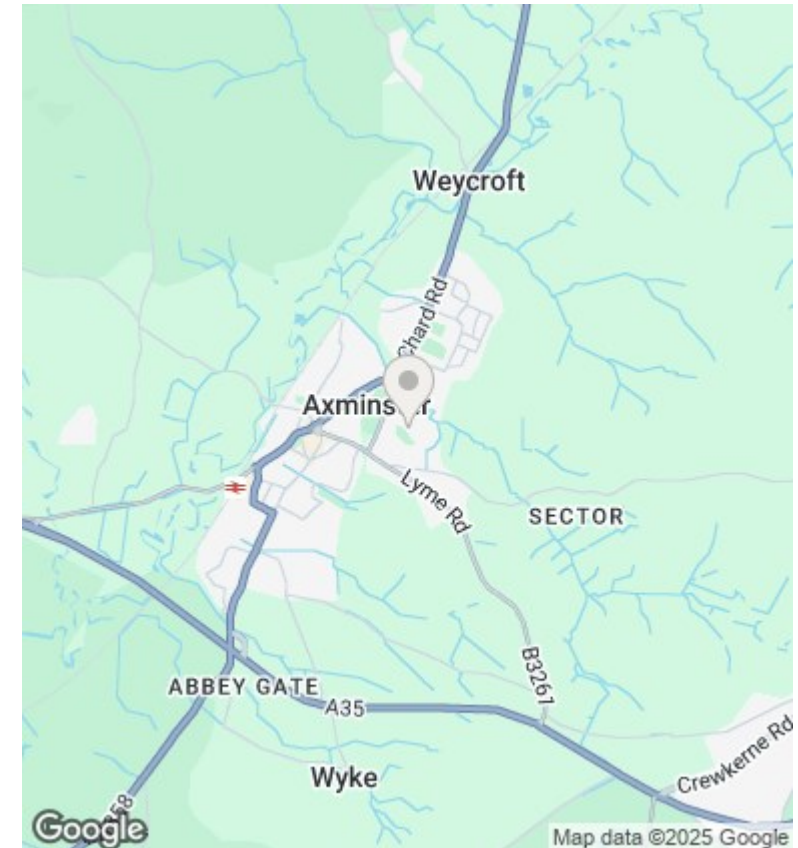
GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our office in Axminster proceed out on the A358 towards Chard, passing the hospital on your left, continuing until a mini roundabout. Turn left at the roundabout and then turn immediately right into Cherry Tree Road. Take the next right hand turn and follow the road down and to the left. Take the next right and follow the road up the hill where the property will be found shortly on your right hand side.

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC