



**Grantlea, Gamberlake, Axminster EX13 5JZ**



welcome to

## Grantlea, Gamberlake, Axminster

Fox & Sons are delighted to bring to the market this lovely three bedroom semi detached home, located on a quiet street yet still within close proximity to the town centre of the historic market town of Exeter.

### Entrance Hallway

entered via upvc front door with double glazed opaque glass insert, upvc double glazed window to side aspect, understairs storage cupboard, stairs rising to first floor, radiator, ceiling light point

### Lounge

13' 5" max x 12' max ( 4.09m max x 3.66m max )  
upvc double glazed bay window to front aspect with views to hills beyond, log burner set within feature surround, ceiling light point, radiator

### Kitchen/Dining Room

18' max x 11' 8" max ( 5.49m max x 3.56m max )  
upvc double glazed double doors to rear aspect leading to patio, upvc double glazed window to side aspect, door through to utility room, range of wall and base units with worktop over and tiled splashback, island unit and breakfast bar, integrated electric oven with electric hob and cooker hood over, 1.5 stainless steel drainer sink, space for dishwasher and American style fridge/freezer, radiator, ceiling light points

### Utility Room

6' 9" x 5' ( 2.06m x 1.52m )  
upvc door with double glazed insert panel leading to garden, built in shelves and space for washing machine and tumble dryer, radiator, ceiling light point

### Downstairs Cloakroom

upvc opaque double glazed window to side aspect, low level WC, corner hand wash basin, tiled walls, wall light point

### Landing

Loft hatch providing access to loft (which is boarded with lighting), ceiling light point, doors leading to subsequent rooms

### Master Bedroom

11' 11" x 9' 11" ( 3.63m x 3.02m )  
upvc double glazed window to rear aspect, built in wardrobes, radiator, ceiling light point

### Bedroom Two

13' 5" max x 12' max ( 4.09m max x 3.66m max )  
upvc double glazed window to front aspect with views to hills beyond, radiator, ceiling light point

### Bedroom Three

10' max x 9' max ( 3.05m max x 2.74m max )  
upvc double glazed window to front aspect with views to hills beyond, storage space above stairs, radiator, ceiling light point

### Bathroom

upvc opaque double glazed window to side aspect, panel corner bath with shower over and tiled surround, low level WC, hand wash basin, tiled walls, radiator, ceiling light point

### Rear Garden

Enclosed rear garden, predominantly laid to lawn, patio area, feature gravel area towards end of garden with terraced area with solar lighting, two storage sheds, gate providing access to driveway

### Driveway & Garage

Paved driveway leading to garage with ample parking and feature gravel area





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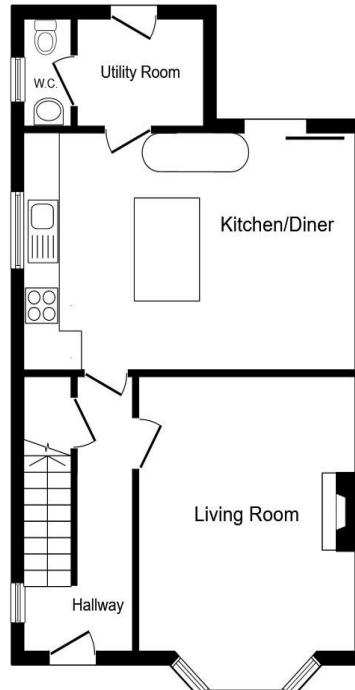
## Grantlea, Gamberlake, Axminster

- SEMI-DETACHED HOME
- THREE BEDROOMS
- COUNCIL TAX BAND C
- SPACIOUS KITCHEN/DINING ROOM
- GOOD SIZED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

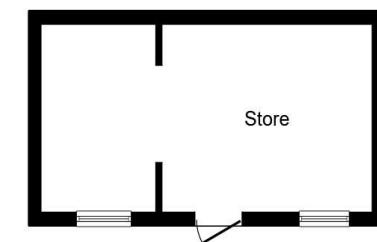
**£350,000**



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 112.0 m<sup>2</sup> (1,206 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](http://www.propertybox.io)



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Property Ref:  
AXM101507 - 0002

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