



**Parker Walk, Axminster EX13 5FU**

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## welcome to

### Parker Walk, Axminster

Beautifully presented home situated in a tucked away spot on the ever popular 'Cloakham Lawns' development. Benefiting from garage with parking space, two double bedrooms and enclosed rear garden.

#### **Entrance Hall**

Entered via composite front door with opaque glass panel insert, ceiling light point, radiator

#### **Cloakroom**

Upvc opaque glass window to front aspect, low level WC, wash hand basin, ceiling light point

#### **Lounge / Diner**

uPVC double glazed patio doors opening to rear garden, radiator, ceiling light point, stairs rising to first floor accommodation with understair storage cupboard

#### **Kitchen**

uPVC double glazed window to front aspect, range of wall and base units with worksurface over, drainer sink with mixer taps, integrated fridge freezer, electric oven and gas hob with cooker hood over, space and plumbing for washing machine, spot lighting

#### **Agents Note**

When the property was built it was designed with an open plan space to the ground floor. The current owners have partitioned off the kitchen, which creates a much more usable space and allows for more storage and privacy within the home. This would be easy to open back the space, should the new owner wish to do so.

#### **Landing**

Stairs from ground floor, ceiling light point

#### **Bedroom One**

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

#### **Bedroom Two**

uPVC double glazed window to front aspect, storage cupboard over stairs, access to loft via hatch, ceiling light point, radiator

#### **Bathroom**

Bathroom suite comprising of panel bath with centralised taps, shower over and glass shower screen, floating hidden cistern WC, wash hand basin vanity unit, spot lighting, extractor fan, heated towel rail

#### **Rear Garden**

Enclosed with timber fencing with gated access to the rear, laid to lawn with patio seating area

#### **Garage**

Accessed via up and over door with power and light

#### **Parking**

Parking to front of garage





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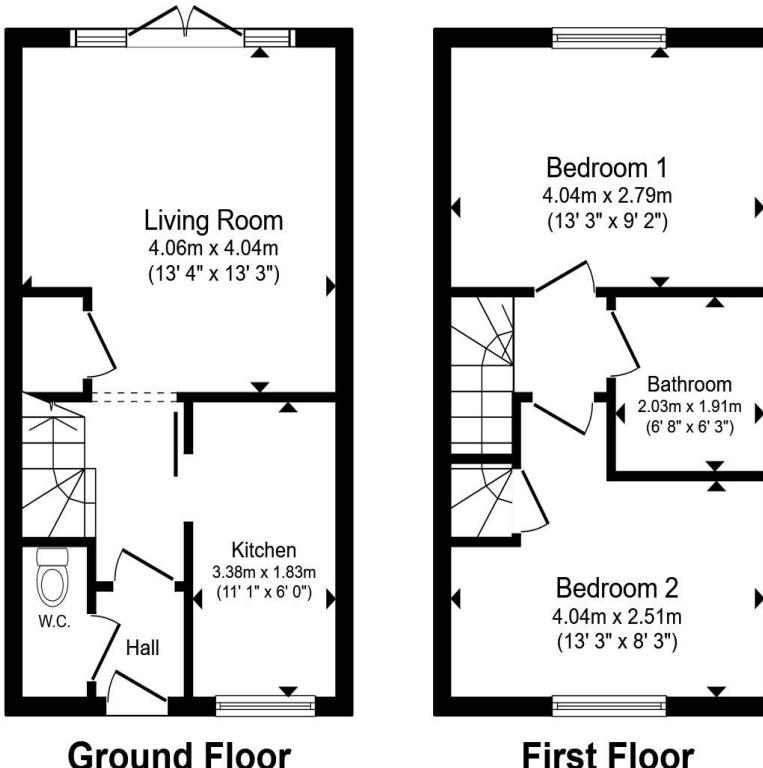
## Parker Walk, Axminster

- COUNCIL TAX BAND - B
- GARAGE WITH POWER AND LIGHT
- ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- RE-CONFIGURED TO CREATE SEPARATE KITCHEN AND LOUNGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£245,000**



Total floor area 60.3 m<sup>2</sup> (649 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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