



**Petre Street, Axminster EX13 5FY**



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## **Petre Street, Axminster**

Fox & Sons are delighted to bring to the market this beautifully presented three-bedroom end-terraced home, tucked away on a quiet residential street and conveniently located on the outskirts of the historic market town of Axminster.

### **Front Of Property**

Paved path leading to porch covered front door with outside lighting, decorative gravel feature areas with established plants

### **Entrance Hallway**

Entered via uPVC front door with spy hole, wall mounted fuseboard, stairs rising to first floor, doors leading to subsequent rooms, smoke alarm, radiator, ceiling light point

### **Downstairs Cloakroom**

uPVC opaque double glazed window to front aspect, low level WC, hand wash basin with tiled splashback, radiator, ceiling light point

### **Kitchen Area**

uPVC double glazed window to front aspect, range of contemporary wall and base units with worktop over and tiled splashback, integrated induction hob with cooker hood over, integrated mid-height oven and grill, integrated washing machine and dishwasher, boiler housed in wall mounted cupboard, 1.5 drainer sink, spotlights, kitchen island with breakfast bar and extra cupboard storage, open to:

### **Lounge Area**

uPVC double glazed window to side aspect, under stairs storage cupboard housing water tank, radiators, ceiling light point, open to:

### **Conservatory Area**

uPVC double glazed windows on two sides, ceiling blinds, double doors leading to rear garden, ceiling light point

### **Landing**

Hatch providing loft access with ladder, doors leading to subsequent rooms, smoke alarm, ceiling light point

### **Master Bedroom**

uPVC double glazed window to front aspect, built in wardrobe, radiator, ceiling light point

### **En-Suite**

uPVC opaque double glazed window to front aspect, walk in shower, hand wash basin, low level WC, part tiled walls, extractor fan, heated towel rail, ceiling light point

### **Bedroom 2**

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

### **Bedroom 3**

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

### **Bathroom**

Panel bath with shower over, low level WC, hand wash basin, part tiled walls, extractor fan, heated towel rail, spotlights

### **Rear Garden**

Featuring a paved patio area perfect for al fresco dining, alongside a neatly laid astro-turf lawn with feature slate shingle decorative areas. Raised beds with established trees and mature planting, timber fence enclosed, door providing access to garage, outside lighting, paved path leading to gate allowing access to driveway and front of property





### **Garage And Parking**

Private driveway, with outside tap, leading to garage with up and over door, power and lighting

### **Location**

Situated on the edge of the popular 'Mill Brook Green' development on the outskirts of Axminster, which offers a host of local shops and amenities, including larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Seaton, Lyme Regis and Charmouth offer further amenities, along with stunning scenery and beautiful beaches.



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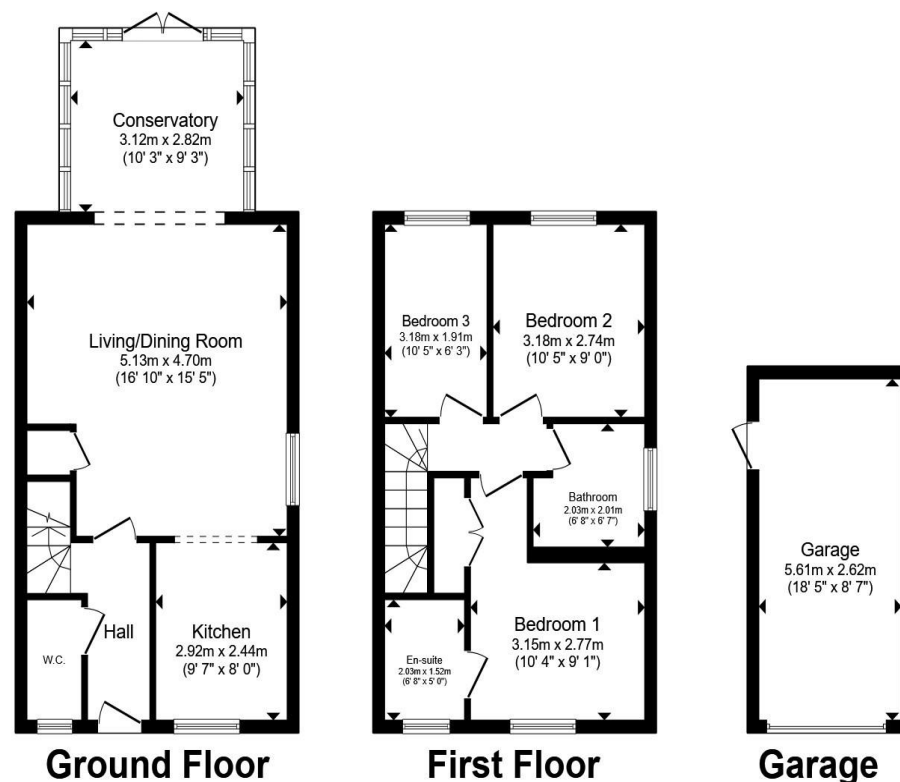
## Petre Street, Axminster

- THREE-BEDROOM HOME
- COUNCIL TAX BAND C
- OPEN PLAN DOWNSTAIRS ACCOMMODATION
- MASTER BEDROOM WITH EN-SUITE
- REAR ENCLOSED GARDEN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

**£315,000**



Total floor area 100.5 m<sup>2</sup> (1,082 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:  
AXM104168 - 0002

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