



Flax Meadow Lane, Axminster EX13 5FH

welcome to

Flax Meadow Lane, Axminster

Fox & Sons are delighted to bring to the market this beautifully presented three-bedroom three storey home, offering a wonderful sense of space and versatility - perfectly suited to modern family living, located on a quiet residential road on the outskirts of the historic market town of Axminster.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of Property

Porch covered front door with outside lighting and flowerbed bordering

Entrance Hallway

Entered via uPVC front door, stairs rising to first floor, door leading through to lounge, wall mounted fuseboard, radiator, ceiling light point

Lounge

uPVC double glazed window to front aspect, under stairs storage, electric fire set within feature surround (included), radiators, ceiling light point

Kitchen/Diner

uPVC double glazed double doors to rear aspect leading to garden, uPVC double glazed window to rear aspect, range of wall and base units with worktop over and tiled splashback, inset Belfast sink, integrated electric oven with induction hob and cooker hood over, integrated washing machine and dishwasher, free standing fridge/freezer (included), radiator, ceiling light points

Downstairs Cloakroom

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

First Floor Landing

Doors leading to subsequent rooms, stairs rising to second floor with uPVC double glazed window to front aspect with views to hills beyond, ceiling light points

Bedroom Two

uPVC double glazed window to rear aspect with views to hills beyond, large wardrobe (included), radiator, ceiling light point

Bedroom Three

uPVC double glazed window to front aspect with views to hills beyond, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, walk in shower with wood-slat effect surround, vanity hand wash basin, low level WC, heated towel



rail, spotlights

Master Bedroom

uPVC double glazed window to front aspect with views to hills beyond, two skylights to rear aspect, loft hatch providing access to partially boarded loft, radiators, ceiling light points

En-Suite

Skylight to rear aspect, shower, hand wash basin, low level WC, part tiled walls, built in storage cupboard housing water tank, radiator, spotlights

Rear Garden

A paved patio area provides the perfect setting for outdoor dining and entertaining, with steps leading up to a gravelled terrace adorned with a variety of mature planting, including trees, bushes and established shrubs. The garden enjoys a sunny aspect, making it an ideal space to relax and unwind throughout the day. With outside lighting and water supply, and a pedestrian gate offering convenient rear access

Garage And Parking

Garage with up and over door and extra parking space to the front

Location

Situated in an enviable and elevated position on the outskirts of the historic market town of Axminster, which offers weekly market, along with a host of local shops and eateries, along with 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 Lyme Regis and Seaton offer further amenities, including beautiful beaches.



view this property online fox-and-sons.co.uk/Property/AXM105142



welcome to

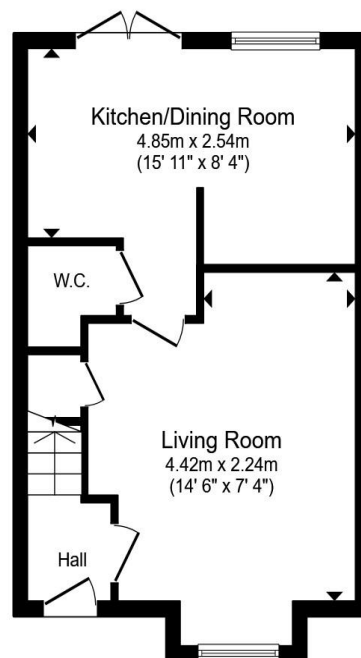
Flax Meadow Lane, Axminster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE STOREY HOME
- THREE BEDROOMS

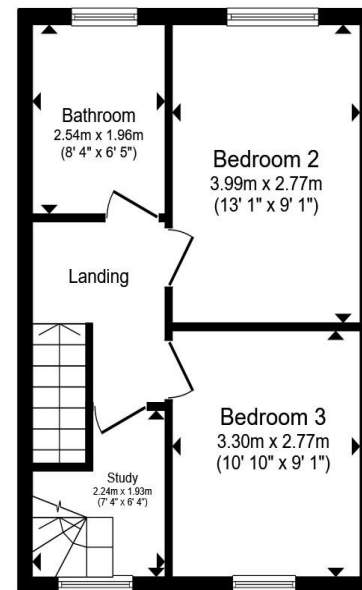
Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

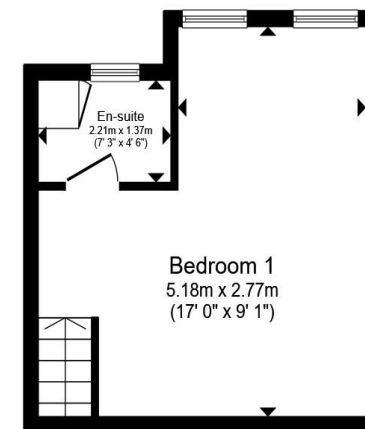
£240,000



Ground Floor



First Floor



Second Floor

Total floor area 96.1 m² (1,035 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


fox & sons

view this property online fox-and-sons.co.uk/Property/AXM105142



Property Ref:
AXM105142 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk