



**Dukes Way, Axminster EX13 5QP**

**welcome to**

## **Dukes Way, Axminster**

Fox & Sons are delighted to bring to the market this immaculately presented three-bedroom three-storey home, offering both lifestyle and comfort in equal measure, conveniently located on the outskirts of the historic market town of Axminster.

### **Entrance Hallway**

Entered via uPVC front door with opaque double glazed panel, understairs storage, stairs rising to first floor, doors leading to subsequent rooms, radiator, ceiling light point

### **Downstairs Wc**

Hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

### **Kitchen**

uPVC double glazed window to front aspect, range of contemporary wall and base units with worktop over and tiled splashback, 1.5 stainless steel drainer sink, space for freestanding cooker with cooker hood overhead, space for two under counter domestic appliances, wall mounted boiler (vendor advises this is newly fitted), radiator, ceiling light point

### **Lounge**

uPVC double glazed window to rear aspect, uPVC double glazed double doors to rear aspect leading to conservatory, radiator, ceiling light points

### **Conservatory**

uPVC double glazed windows to side and rear aspects, uPVC double glazed double doors to side aspect leading to garden, ceiling light point

### **First Floor Landing**

uPVC double glazed window to front aspect, stairs rising to second floor, doors leading to subsequent rooms, built in airing cupboard, radiator, ceiling light point

### **Bedroom 2**

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

### **Bedroom 3**

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

### **Family Bathroom**

uPVC opaque double glazed window to rear aspect, panel bath with shower over, hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

### **Master Bedroom**

uPVC double glazed window to front aspect, skylight window to rear aspect, loft hatch providing access to partially boarded loft, radiators, ceiling light points

### **En-Suite**

Skylight window to rear aspect, walk in shower, vanity hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

### **Rear Garden**

Timber fence enclosed, paved patio with steps leading up to astro turf terraces, timber framed gazebo to rear of garden with power

### **Parking**

Garage in an adjacent block with up and over door, and allocated parking space to front of garage





### Location

Located on the outskirts of the historic market town of Axminster, Dukes Way is ideally placed for access to an excellent range of local amenities, including independent shops, cafes, eateries, supermarkets, and the town's renowned weekly market.

Axminster's mainline railway station provides direct links to Exeter Central and London Waterloo, making it perfect for commuters. The stunning Jurassic Coast is within easy reach, with the popular seaside towns of Lyme Regis and Seaton offering beautiful beaches, coastal walks, and further facilities.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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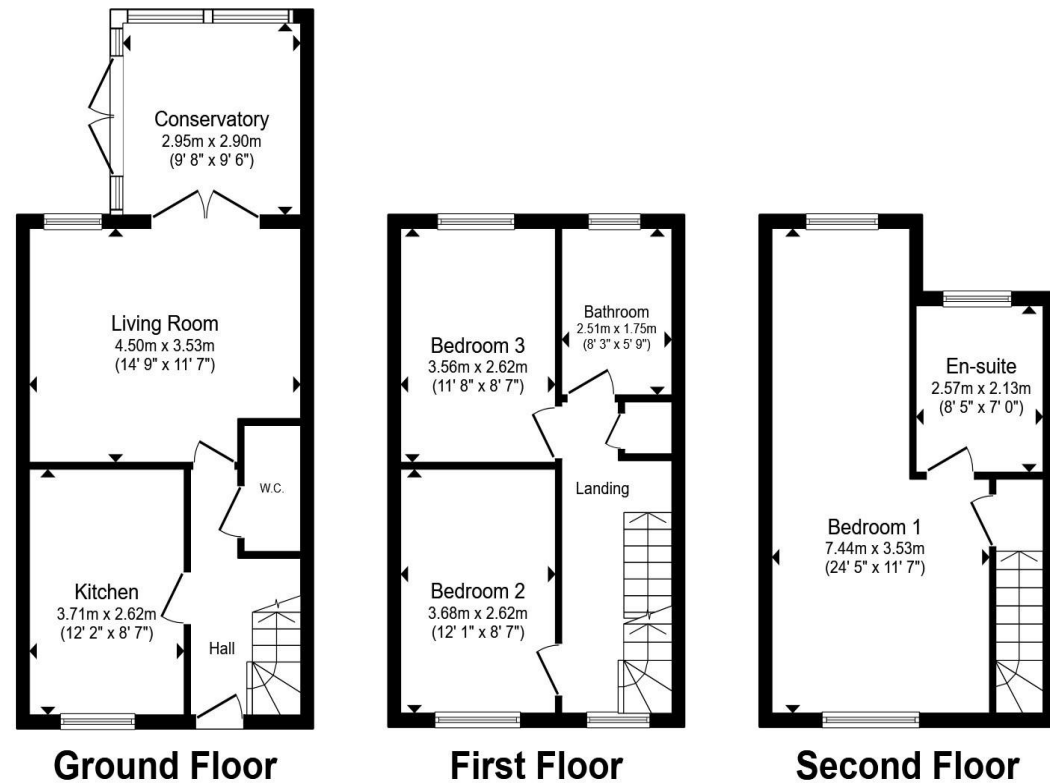
## Dukes Way, Axminster

- THREE-BEDROOM HOME
- THREE-STOREY ACCOMMODATION
- COUNCIL TAX BAND C
- CONSERVATORY
- TOP FLOOR MASTER BEDROOM SUITE WITH EN-SUITE

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£290,000**



Total floor area 105.3 m<sup>2</sup> (1,133 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:  
AXM105128 - 0006

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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](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



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