



Heals Field, Axminster EX13 5HT

welcome to

Heals Field, Axminster

Fox & Sons are delighted to bring to the market this lovely semi-detached three-bedroom home, conveniently located on the outskirts of the historic market town of Axminster.

Front Of Property

Laid to lawn area with established tree and plants, driveway leading to garage, step up to entrance porch

Entrance Porch

Entered via uPVC front door, uPVC double glazed windows to front and side aspects, ceiling light point

Entrance Hallway

Entered via wooden door with stained glass feature panels, stairs rising to first floor, doors leading to subsequent rooms, large built in storage cupboard, radiator, ceiling light point

Downstairs Cloakroom

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

Lounge

uPVC double glazed window to front aspect, gas fireplace set within feature surround, radiator, ceiling light point

Kitchen/Diner/Living Area

Kitchen:

uPVC double glazed window to rear aspect, range of wall and base units with worktop over and tiled splashback, integrated mid-height oven and grill, gas hob with cooker hood over, 1.5 stainless steel drainer sink, integrated dishwasher and washing machine, space for under counter fridge, ceiling light point

Diner/Living Area:

uPVC double glazed window to rear aspect, wooden double doors to side aspect leading to utility room, radiators, ceiling light points

Utility Room

uPVC double glazed sliding door to rear aspect leading to garden, uPVC opaque double glazed window to side aspect, space for a range of domestic appliances

Office

uPVC door with opaque double glazed panel to rear aspect leading to garden, uPVC double glazed window to rear aspect, spotlights, door providing access to garage

Landing

Built in storage cupboards, loft hatch providing access to partially boarded loft with integrated loft ladder, doors leading to subsequent rooms, ceiling light point

Master Bedroom

uPVC double glazed window to rear aspect with views to hills beyond, built in wardrobes, ceiling light point

Bedroom Two

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

Bedroom Three

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

Bathroom

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





Rear Garden

Timber fence enclosed, patio area with decorative gravel features, laid to lawn area, raised flowerbeds, established tree and plants, greenhouse, outside water tap

Parking And Garage

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

Agent's Note

The property is subject to a Section 157 - please call Fox and Sons for more information



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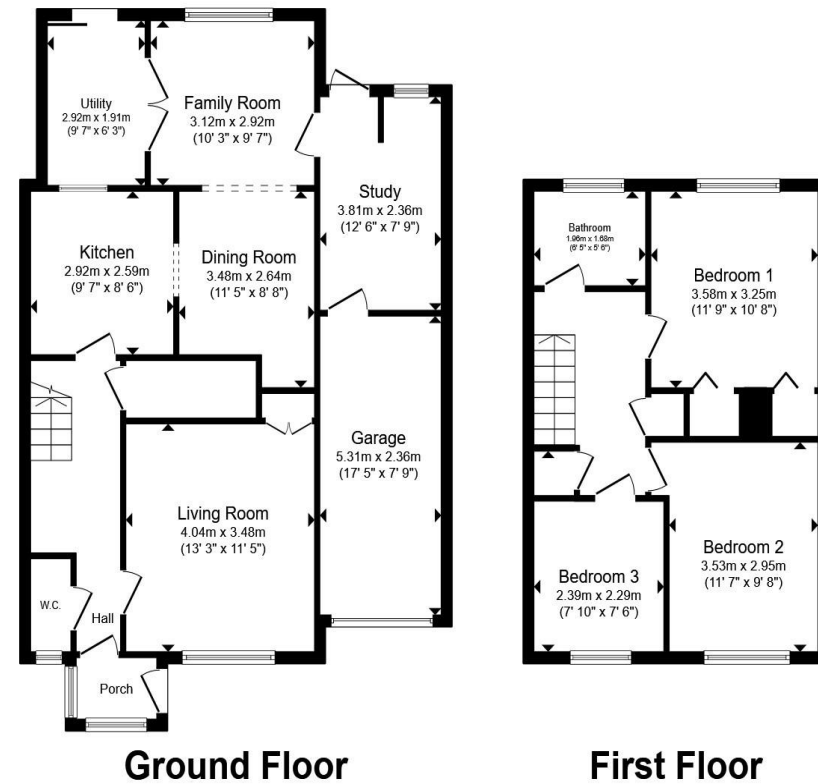
Heals Field, Axminster

- SEMI-DETACHED HOME
- THREE-BEDROOMS
- SUBJECT TO A SECTION 157
- LOVELY KITCHEN LEADING TO DINING ROOM/LIVING AREA
- SEPARATE OFFICE SPACE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£275,000



Total floor area 130.3 m² (1,403 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



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Property Ref:
AXM105060 - 0006

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