

Cornmill Cottages,Hawkchurch Axminster EX13 5XW

fox & sons

welcome to

Cornmill Cottages, Hawkchurch Axminster

Fox & Sons are delighted to bring to the market this well-presented and deceptively spacious three-bedroom terraced home, situated in the quiet and picturesque village of Hawkchurch.

Front Of Property
Paved path leading to porch covered front door with outside light, decorative gravel area with plants

Entrance Hallway
Entered via uPVC front door, doors leading to subsequent rooms, stairs rising to first floor, 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

Lounge
uPVC double glazed window to front aspect, double doors leading through to dining area, log burner, radiator, ceiling light point

Kitchen/Dining Room
Kitchen area:
uPVC double glazed window to rear aspect, newly fitted wall and base units with worktop over, 1.5 drainer sink, integrated washing machine, dishwasher and fridge/freezer, integrated electric oven with hob and cooker hood over, newly installed boiler housed in cupboard, spotlights

Dining room area:
uPVC double doors leading to rear garden, radiator, ceiling light point

Landing
Doors leading to subsequent rooms, loft hatch with integrated ladder (not boarded), airing cupboard housing water tank, spotlights

Master Bedroom
uPVC double glazed window to rear aspect with countryside views, radiator, ceiling light point

En-Suite
Walk in shower, low level WC, hand wash basin, part tiled walls, heated towel rail, spotlights

Bedroom 2
uPVC double glazed window to front aspect, radiator, ceiling light point

Bedroom 3
uPVC double glazed window to rear aspect with countryside views, radiator, ceiling light point

Bathroom
uPVC opaque double glazed window to front aspect, panel bath, low level WC, hand wash basin, part tiled walls, heated towel rail, spotlights

Rear Garden
The south-facing rear garden is fully enclosed by timber fencing, creating a private and secure outdoor space. Predominantly laid to lawn, it enjoys a sunny aspect and features a patio area, ideal for outdoor dining and entertaining. A pathway leads to the rear access gate, providing convenient access to the parking and garage area. Further benefits include an outside tap and exterior lighting

Garage & Parking
Private garage to rear of property with extra parking space in front

Location
Situated in the ever popular village of Hawkchurch which has a wonderful community, an amazing & friendly pub, a successfully run community shop, a lovely primary school, film/tennis/gardening clubs, a stunning 12th century church and many beautiful





walks. The historic market town of Axminster (approx. 5 miles away) which offers excellent transport links with the train line running to London Waterloo and Exeter Central. The neighbouring 'Jurassic Coast' coastal towns of Lyme Regis and Seaton offer beautiful beaches and further amenities





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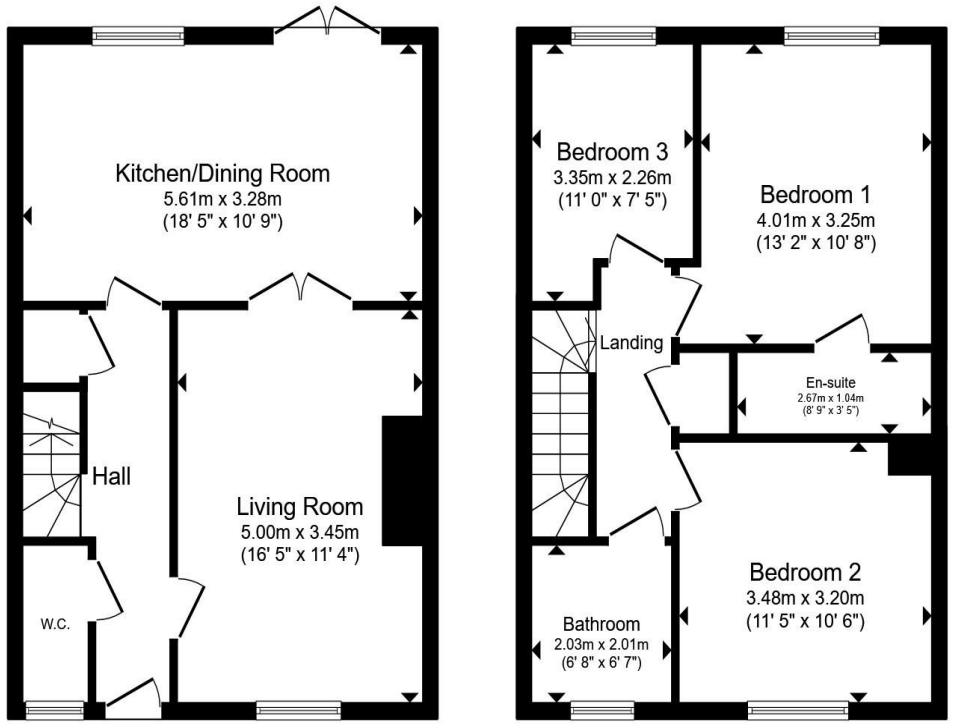
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Cornmill Cottages, Hawkchurch Axminster

- THREE-BEDROOM TERRACED HOME
- COUNCIL TAX BAND D
- NO ONGOING CHAIN
- SPACIOUS & BRIGHT
- LOUNGE OPENING TO DINING ROOM/KITCHEN

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

£325,000



Total floor area 93.7 m² (1,008 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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The Property Ombudsman

Property Ref:
AXM105217 - 0004

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fox & sons

01297 32323

axminster@fox-and-sons.co.uk

West Street, AXMINSTER, Devon, EX13 5NU

fox-and-sons.co.uk

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