



**Heals Field, Axminster EX13 5HT**



**welcome to**

## **Heals Field, Axminster**

Fox & Sons are delighted to bring to the market this lovely three-bedroom end-terraced home, conveniently located on a quiet residential road on the outskirts of the historic market town of Axminster,

### **Front Driveway**

Paved private driveway with space for multiple vehicles

### **Entrance Porch**

Entered via double glazed door, ceiling light point

### **Downstairs Cloakroom**

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

### **Hallway**

Stairs rising to first floor, doors leading to subsequent rooms, radiator, ceiling light point

### **Lounge**

uPVC double glazed window to front aspect, archway through to dining room, radiator, ceiling light point

### **Kitchen**

uPVC double glazed window to rear aspect, range of contemporary wall and base units with worktop over, stainless steel drainer sink, integrated electric oven with ceramic hob and cooker hood over, space for fridge/freezer, under counter dishwasher and washing machine, wall mounted boiler, built in larder cupboard, ceiling light point, door through to:

### **Dining Room**

uPVC double glazed window to rear aspect and double doors leading to garden, radiator, ceiling light point

### **Landing**

Doors leading to subsequent rooms, built in airing cupboard, loft access, ceiling light point

### **Master Bedroom**

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

### **Bedroom 2**

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

### **Bedroom 3**

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

### **Bathroom**

uPVC double glazed opaque window to rear aspect, panel bath with shower over, vanity unit with hand wash basin and low level WC, extractor fan, heated towel rail, ceiling spotlights

### **Rear Garden**

The rear garden offers an attractive and low-maintenance outdoor space, predominantly laid out to patio — perfect for outdoor dining, entertaining, or simply relaxing in the warmer months. The patio is neatly framed by astro turf borders, adding a vibrant touch of greenery and a soft, contemporary finish without the upkeep. A timber shed provides useful storage, while a secure side gate allows convenient access to and from the garden, enhancing both practicality and ease of use

### **Agents Note**

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





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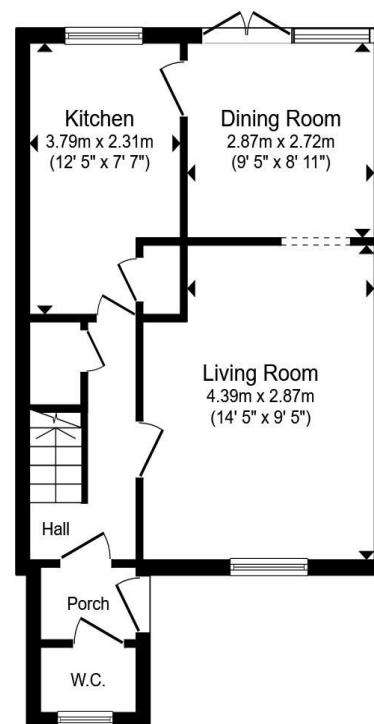
## Heals Field, Axminster

- SUBJECT TO A SECTION 157
- COUNCIL TAX BAND B
- THREE BEDROOMS
- DRIVEWAY
- LOW MAINTENANCE REAR GARDEN

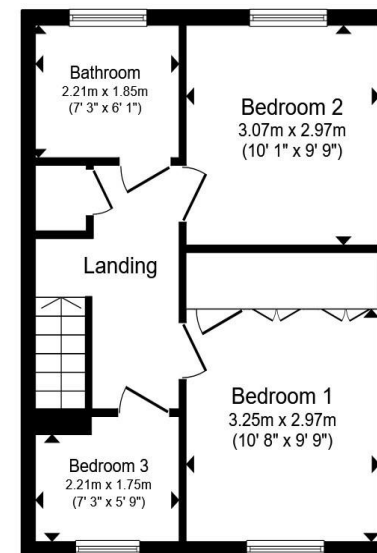
Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£220,000**



Ground Floor



First Floor

Total floor area 79.3 m<sup>2</sup> (854 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:  
AXM105148 - 0007

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