



Flax Meadow Lane, Axminster EX13 5FJ

welcome to

Flax Meadow Lane, Axminster

Fox & Sons are delighted to bring to the market this spacious and beautifully presented four bedroom home, conveniently situated in a prominent position on the outskirts of the historic market town of Axminster.

Front Of Property

Paved steps, bordered on one side by wrought iron railings and shingle feature lead up to front door with outside light

Entrance Hallway

Entered via uPVC front door with feature double glazed insert, part paneled walls, stairs rising to first floor, doors leading to subsequent rooms, radiator, ceiling light point

Downstairs Cloakroom

Part paneled walls, hand wash basin, low level WC, radiator, ceiling light point

Kitchen/Diner

uPVC double glazed window to front aspect, uPVC double glazed doors leading to conservatory, range of wall and base units with worktop over and tiled splashback, 1.5 stainless steel drainer sink, integrated electric oven with induction hob and cooker hood over, space for American style fridge/freezer, dishwasher and washing machine, space for dining table/free standing island, under stairs storage cupboard, radiator, ceiling light points

Conservatory

uPVC double glazed Bi-Fold doors opening out to rear garden with windows either side, ceiling windows, electric radiators, spotlights

Lounge

uPVC double glazed window to front aspect, uPVC double glazed patio doors leading to conservatory, part paneled walls, feature fireplace, log burner in corner of room, radiators, ceiling light points

First Floor Landing

Stairs rising from ground floor with glass balustrade,

doors leading to subsequent rooms, stairs rising to second floor, radiator, ceiling light point

Master Bedroom

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

En-Suite

uPVC double glazed opaque window to front aspect, walk in shower, hand wash basin, low level WC, part paneled/part tiled walls, radiator, ceiling light point

Bedroom 4

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

Family Bathroom

uPVC double glazed opaque window to front aspect, panel bath, hand wash basin, low level WC, part paneled/part tiled walls, storage cupboard housing water tank, radiator, ceiling light point

Second Floor Landing

Stairs rising from first floor with part paneled walls, feature reclaimed timber door, doors leading to subsequent rooms, skylight, loft hatch, radiator, ceiling light point

Bedroom 2

uPVC double glazed window to front aspect, skylight to rear aspect, part paneled walls, radiators, ceiling light point

Bedroom 3

uPVC double glazed window to front aspect, skylight to rear aspect, part paneled walls, radiators, ceiling light point





Shower Room

Skylight, shower, hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

Rear Garden

Stunning fully enclosed rear garden, paved/shingle patio seating area, feature stone wall, raised decked area with steps leading to recycling storage area and garage, gated access to rear, range of flower beds with mature flowers, plants and shrubs including a passion fruit tree

Double Garage

17' 5" x 17' 11" (5.31m x 5.46m)

Electric roller door, double glazed wooden door opening into garden, access to eaves storage space via hatch, built in shelving, power and lighting

Parking

Parking space to front of garage

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.

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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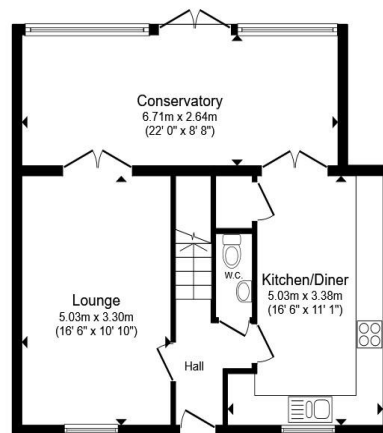
- BEAUTIFUL FOUR BEDROOM HOME
- COUNCIL TAX BAND D
- SPACIOUS CONSERVATORY
- LOUNGE WITH LOG BURNER
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: B

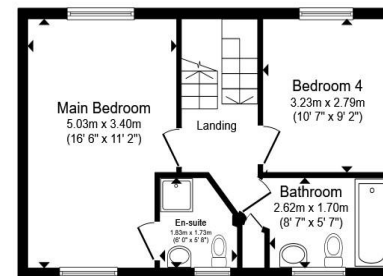
Council Tax Band: D

offers in excess of

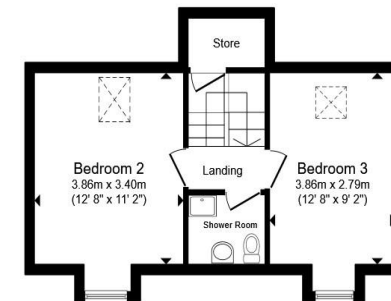
£350,000



Ground Floor



First Floor



Second Floor

Total floor area 134.2 m² (1,444 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:
AXM104806 - 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.

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