



## 30 Flax Meadow Lane, Axminster, EX13 5FJ

Offers In Excess Of £359,950 Freehold

- Four Bedroom Three Storey Townhouse
- Conservatory
- Fully Enclosed Tiered Garden
- Lounge
- Master En-Suite Bedroom
- Single Garage
- Kitchen/Diner
- family Bathroom

# 30 Flax Meadow Lane, Axminster EX13 5FJ

This well presented four-bedroom semi-detached town house is for sale in the popular East Devon town of Axminster, offering flexible space for family living across well-planned accommodation.

On the ground floor you'll find one reception room and a practical kitchen/diner, providing clear zones for relaxing and everyday cooking. The property offers four bedrooms: an en-suite main bedroom plus three further double bedrooms, giving good scope for family, guests or home-working. There are two bathrooms in total, supporting busy household routines. An EPC rating of C and Council Tax band D are also noted.

Overall, this four-bedroom semi-detached town house for sale in Axminster combines tasteful décor with convenient access to local facilities and regional transport links.



Council Tax Band: D



### Hallway

Doors leading to the accommodation with stairs ascending to the first floor. Further benefiting from a fuse box, smoke detector and radiator.

### Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and a pedestal hand wash basin. Further benefiting from a radiator.

### Lounge

16'6" x 10'9" (5.03m x 3.28m)

A dual aspect reception room with French patio doors opening onto the garden and a window to the front aspect. Featuring a wall mounted electric fireplace with a wooden mantle above. Further benefiting from two radiators.

### Kitchen/Diner

10'9" max x 16'4" max (3.28m max x 5.00m max)

Fitted with a range of matching wall and base units with work tops over this modern kitchen comprises a stainless steel sink and drainer with an integrated dishwasher underneath. Continuing round to a cupboard that houses the gas boiler and a five ring range cooker with an extractor fan above. A useful breakfast bar provides an useful dining space. Further benefiting from space for an American style fridge/freezer, a radiator and an understairs storage cupboard.

### Conservatory

9'6" x 17'5" (2.92m x 5.31m)

This double glazed conservatory overlooks the rear garden and provide ample space that could be used for a variety of purposes including a second sitting room or a formal dining room. French doors open out onto the garden.

### First Floor Landing

Doors leading to the accommodation with stairs leading to the second floor. Further benefiting from a smoke detector, radiator and a window to the rear aspect.

### Master Bedroom

16'6" max x 11'1" (5.03m max x 3.38m)

This master double bedroom enjoys dual aspects with windows to the front and rear of the property. Further benefiting from two radiators.

### En-Suite

Fitted with a white suite comprising a low level hand flush w.c a pedestal hand wash basin and a shower unit with a wall mounted mains shower. Further benefiting from an opaque window to the front aspect and a heated towel rail.

### Bedroom 4

9'1" x 10'7" (2.79m x 3.23m)

A double bedroom with a window to the rear aspect and radiator.

### Family Bathroom

Fitted with a white suite this family bathroom comprises a low level hand flush w.c. a pedestal hand wash basin and a bath unit. Further benefiting from an opaque window to the front aspect, a heated towel rail and a storage cupboard housing the immersion tank.

### Second Floor Landing

Doors leading to the accommodation with a smoke detector and loft access overhead.

### Bedroom 2

12'5" max x 14'7" max (3.81m max x 4.47m max)

A dual aspect double bedroom with a window to the front aspect and a Velux window to the rear aspect. Further benefiting from two radiators.

### Bedroom 3

14'7" max x 9'1" max (4.47m max x 2.77m max)

A dual aspect double bedroom with a window to the front aspect and a Velux window to the rear aspect. Further benefiting from two radiators.

### Utility

This useful utility room is fitted with base units with work tops over. Space and plumbing for a washing machine and tumble dryer. Further benefitting from a fitted stainless steel sink and a Velux Window to the front aspect.

### Outside

The property enjoys a tiered rear garden. Mostly laid with wooden decking and enclosed by wooden fencing, further benefiting from water and power connections and a side access gate.

### Garage

A single garage with an up and over garage door to the front aspect.

### Location

Axminster is well known as a traditional market town with a good range of amenities, including local shops, supermarkets and independent cafés in and around the town centre. Nearby, you can enjoy green spaces such as the Axe Valley countryside and the wider East Devon Area of Outstanding Natural Beauty, with walking routes and access to the coast within driving distance.

Transport links are a particular benefit. Axminster railway station is the local hub, with direct services to Exeter St David's (around 35–40 minutes) and London Waterloo (around 2 hours 45 minutes), making this a practical base for commuting or visiting the city. Regular bus routes also connect Axminster with surrounding villages and coastal towns such as Lyme Regis and Seaton.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: D

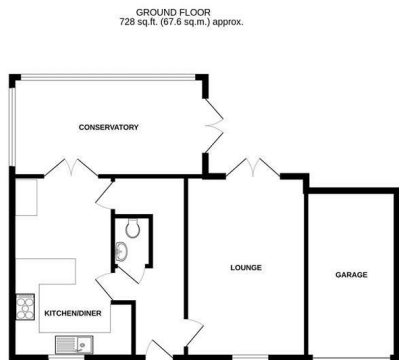
Development Charge: TBC

Utilities: Main gas, electric, water and drainage

Broadband: Full fibre broadband is available to order. Please visit [openreach.com](https://openreach.com) for more information

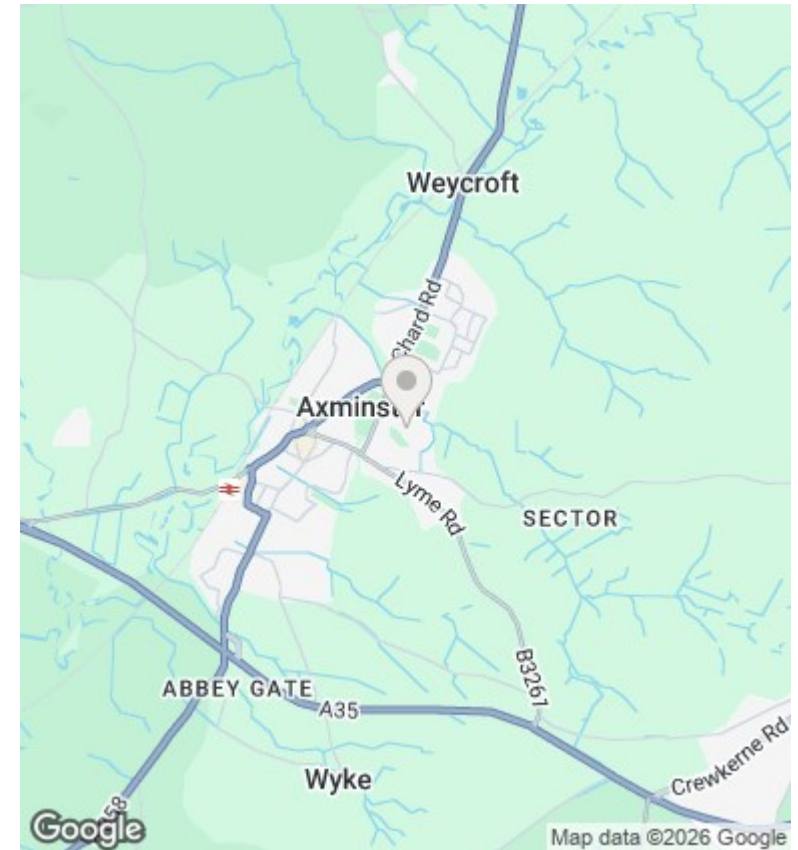
Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our office in Axminster proceed out on the A358 towards Chard, passing the hospital on your left, continuing until a mini roundabout. Turn left at the roundabout and then turn immediately right into Cherry Tree Road. Take the next right hand turn and follow the road down and to the left. Take the next right and follow the road up the hill where the property will be found shortly on your left hand side.

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	