



## Peachcroft Musbury Road, Axminster, EX13 8TT Offers in excess of £330,000

Situated in a desirable position on Musbury Road in Axminster, Peachcroft is a spacious and versatile detached home offering flexible accommodation, generous living areas, and a substantial double garage—perfect for families or buyers seeking adaptable living space.

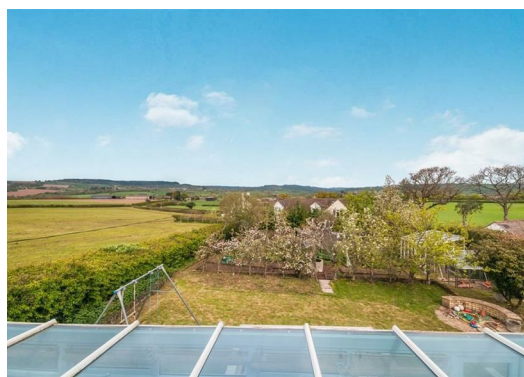
The ground floor features a welcoming entrance hall leading through to a bright and comfortable living room, ideal for everyday family life. The kitchen is well positioned with access to a large conservatory, creating an excellent additional reception area with views over the garden and plenty of natural light. A further reception room currently arranged as a dining room/bedroom four offers flexibility to suit a variety of needs, whether as formal dining space, guest accommodation, or a home office. A ground floor bathroom completes the downstairs accommodation.

To the first floor are three bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. Two further bedrooms provide comfortable accommodation for family members or guests.

One of the standout features of the property is the impressive outstanding outdoor space and double garage, offering extensive storage, secure parking, or potential workshop space.

Located within easy reach of Axminster town centre, local amenities, schools, and transport links, this property combines practicality with flexible family living in a sought-after setting.

Early viewing is highly recommended to appreciate the size, versatility, and potential this home has to offer.



**Disclaimer**

- 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 will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

