



Henley Close, Chardstock Axminster EX13 7SX

welcome to

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Fox & Sons are delighted to bring to the market this well presented 3 bedroom end-terraced home, set in the pretty rural East Devon village of Chardstock.

Front Garden

Paved steps leading to front door bordered by laid to lawn areas, outside light, access to gated driveway

Entrance Hallway

Entered via uPVC front door with opaque double glazed panel, uPVC double glazed windows to front and side aspects, radiator, ceiling light point

Downstairs Cloakroom

Hand wash basin, low level WC, wall mounted fuseboard, radiator, ceiling light point

Lounge

uPVC double glazed window to front aspect, under stairs storage cupboard, stairs rising to first floor, radiator, ceiling light points

Kitchen

uPVC double glazed window to rear aspect (overlooking conservatory), range of wall and base units with worktop over and tiled splashback, integrated electric oven with gas hob and cooker hood over, stainless steel drainer sink, space for freestanding fridge/freezer, washing machine and dishwasher, wall mounted boiler, radiator, ceiling light points, open to

Conservatory

uPVC double glazed windows to front and side aspects, uPVC double glazed double doors to side aspect leading to garden, radiator, wall light point

Landing

uPVC double glazed window on stairs to side aspect, loft hatch providing access to loft (part boarded with loft ladder), built in airing cupboard housing water tank, radiator, ceiling light point

Master Bedroom

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

En-Suite

Shower, vanity hand wash basin, low level WC, 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, radiator, ceiling light point

Family Bathroom

uPVC double glazed opaque window to front aspect, panel bath with shower over, vanity hand wash basin, low level WC, part tiled walls, heated towel rail, ceiling light point

Rear Garden

Timber fence enclosed, paved patio with steps leading up to raised laid to lawn area, outside light, paved driveway accessed via timber gate

Parking

Paved driveway to the side of the property accessed via front gate

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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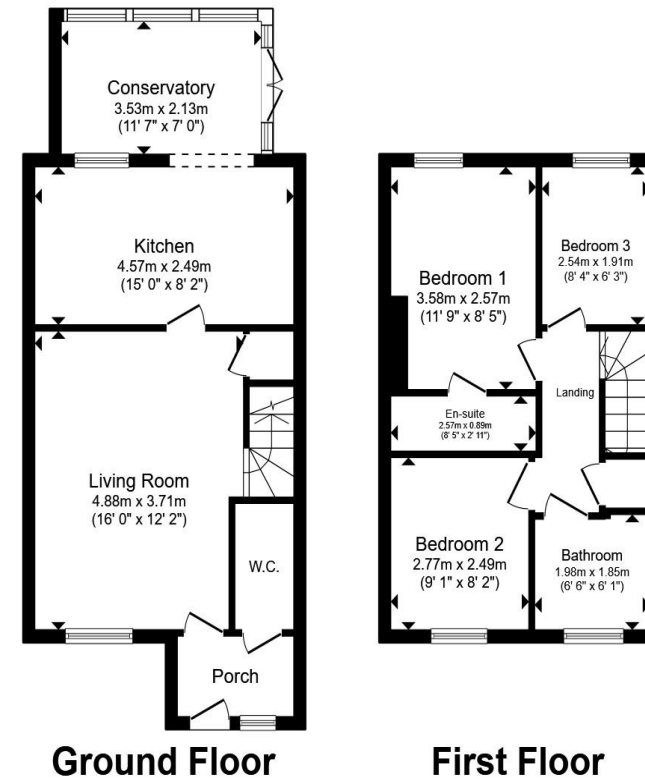
Henley Close, Chardstock Axminster

- END TERRACED 3 BED HOME
- COUNCIL TAX BAND C
- SPACIOUS & BRIGHT OPEN PLAN KITCHEN/CONSERVATORY
- PRIVATE GATED DRIVEWAY
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



Total floor area 79.1 m² (851 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:
AXM104973 - 0007

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.

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