



Bonnars Drive, Axminster EX13 5EJ

welcome to

Bonnars Drive, Axminster

Fox & Sons are delighted to bring to the market this three bedroom semi-detached home, conveniently located on the outskirts of the historic market town of Axminster.

Front Garden

Wrought iron gate leads to paved path to entrance porch and timber rear access gate, predominantly laid to lawn

Entrance Porch

uPVC double glazed door and windows, wall light point

Inner Hallway

uPVC door with double glazed opaque panel leading to hallway, wall mounted fuseboard, radiator, ceiling light point, stairs rising to first floor

Lounge

14' 6" max x 12' 3" max (4.42m max x 3.73m max)
uPVC double glazed window to front aspect, under stairs storage cupboard, gas fireplace set within brick surround, radiator, ceiling light point

Kitchen

13' 1" x 9' 8" max (3.99m x 2.95m max)
uPVC double glazed window to rear aspect overlooking garden, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, gas oven with gas hob and cooker hood over, built in storage cupboard, radiator, ceiling light point

Utility

9' 8" x 4' 3" (2.95m x 1.30m)
uPVC double glazed window to side aspect and door leading to garden, wall units, space for a range of domestic appliances, ceiling light point

Landing

uPVC double glazed window to side aspect, loft hatch providing access to partially boarded loft with lighting, radiator, ceiling light point

Master Bedroom

12' 5" max x 11' 8" max (3.78m max x 3.56m max)
uPVC double glazed window to front aspect, radiator, ceiling light point

Bedroom 2

11' 8" max x 10' max (3.56m max x 3.05m max)
uPVC double glazed window to rear aspect with views to hills beyond, built in storage cupboard housing water tank, radiator, ceiling light point

Bedroom 3

9' 6" max x 7' 1" max (2.90m max x 2.16m max)
uPVC double glazed window to front aspect, shelving on sloped wall above stairs, radiator, ceiling light point

Bathroom

uPVC double glazed opaque window to rear aspect, walk in shower, hand wash basin, part tiled walls, radiator, ceiling light point

Separate Wc

uPVC double glazed opaque window to rear aspect, low level WC, ceiling light point

Rear Garden

Timber fence enclosed, predominantly laid to lawn with patio area, outside light, access to garage via side door, timber gate to front driveway

Garage

17' x 9' 3" (5.18m x 2.82m)
Garage with up and over door, side door providing access to rear garden, power and lighting

Parking

Wrought iron gate enclosed private driveway, leading to garage





Agent's Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



view this property online fox-and-sons.co.uk/Property/AXM104295



welcome to

Bonnars Drive, Axminster

- SEMI-DETACHED
- THREE BEDROOMS
- COUNCIL TAX BAND B
- FRONT & REAR ENCLOSED GARDENS
- GATED DRIVEWAY & SEPARATE GARAGE

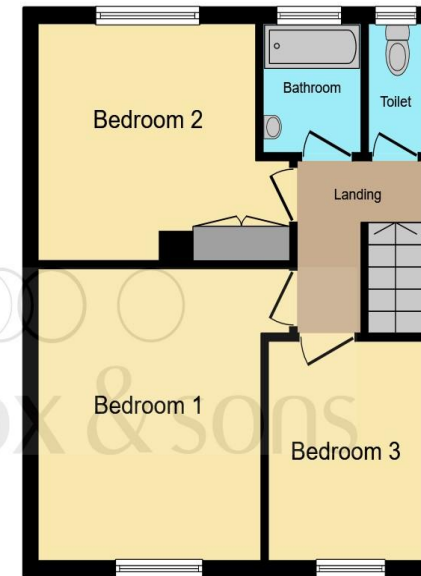
Tenure: Freehold EPC Rating: D

Council Tax Band: B

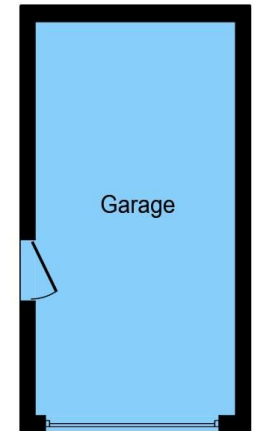
£230,000



Ground Floor



First Floor



Garage

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.focalagent.com

view this property online fox-and-sons.co.uk/Property/AXM104295



Property Ref:
AXM104295 - 0006

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.

fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk