



**Bonners Drive, Axminster EX13 5EJ**

welcome to

## Bonners 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.



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## Bonners 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

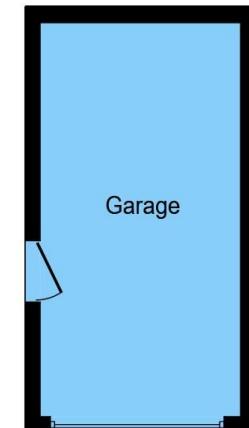
**£230,000**



**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](http://www.focalagent.com)

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Property Ref:  
AXM104295 - 0006

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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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