



**Wagtail Walk, Axminster EX13 5GX**

**welcome to**

## **Wagtail Walk, Axminster**

Fox & Sons are delighted to bring to the market this lovely end-terraced two-bedroom home presented in immaculate condition, conveniently positioned on the outskirts of the historic market town of Axminster. Further benefiting from being offered with no on-going chain!

### **Front Of Property**

Paved path leading to porch covered front door with outside lighting, bordered by laid to lawn areas and established flowerbed

### **Entrance Hallway**

Entered via uPVC front door with opaque double glazed panel, stairs rising to first floor, doors leading to subsequent rooms, built in storage cupboard housing wall mounted boiler, radiator, ceiling light point

### **Downstairs Cloakroom**

Hand wash basin with tiled splashback, low level WC, radiator, ceiling light point

### **Kitchen/Diner**

uPVC double glazed window to front aspect with views to hills beyond, range of contemporary units with worktop over, stainless steel drainer sink, integrated electric oven with gas hob and cookerhood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, space for dining area, radiator, ceiling light point

### **Lounge**

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

### **Master Bedroom**

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

### **Bedroom 2**

uPVC double glazed window to front aspect, built in over-stairs storage cupboard, radiator, ceiling light point

### **Bathroom**

Panel bath with shower over, hand wash basin, low level WC, part tiled walls, heated towel rail, spotlights

### **Rear Garden**

Timber fence enclosed, predominantly laid to lawn with paved patio area, gate to rear providing access to parking area

### **Parking**

Two allocated off road parking spaces





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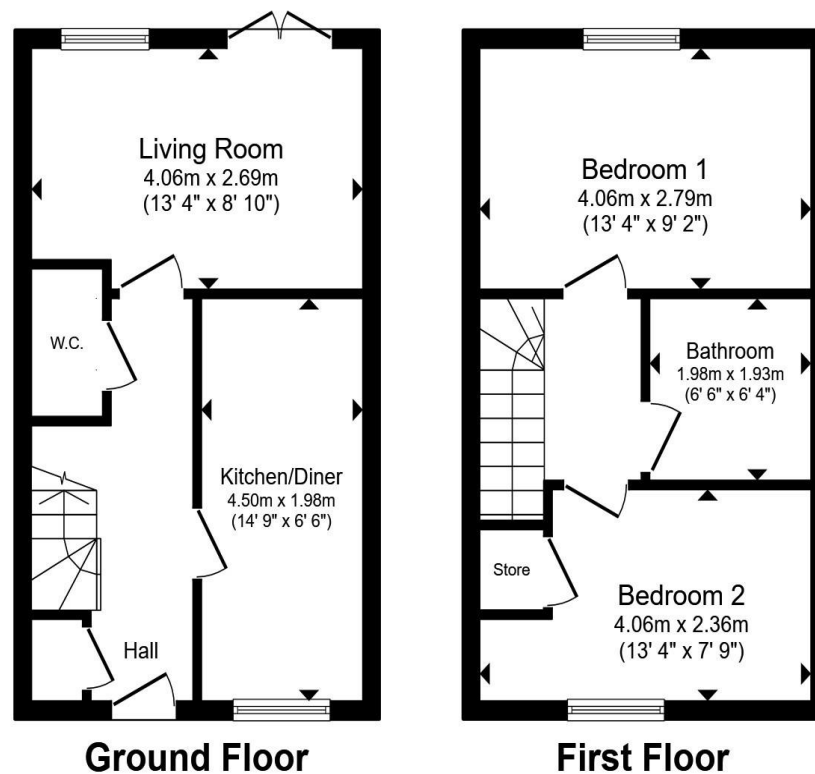
welcome to

## Wagtail Walk, Axminster

- END-TERRACED HOME
- NO ONGOING CHAIN
- COUNCIL TAX BAND B
- TWO BEDROOMS
- REAR ENCLOSED GARDEN

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£225,000**



Total floor area 59.2 m<sup>2</sup> (638 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](http://www.propertybox.io)



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Property Ref:  
AXM105129 - 0003

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