

Cloakham Drive,Axminster EX13 5GT

fox & sons

welcome to

Cloakham Drive, Axminster

Fox & Sons are delighted to bring to the market this stunning executive style four-bedroom detached family home, arranged over three spacious floors, and conveniently located close to the centre of the historic market town of Axminster.

Front Of Property
Paved driveway bordered by laid to lawn areas with established hedges, pathway leading to covered front door with bin store, outside lighting,

Entrance Hallway
Entered via uPVC front door, doors leading to subsequent rooms, stairs rising to first floor, built in storage cupboards (one housing water tank), radiator, ceiling light point

Downstairs Cloakroom
uPVC opaque double glazed window to side aspect, hand wash basin with tiled splashback, low level WC, ceiling light point

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

Utility Room
uPVC door to rear aspect, wall and base units with worktop over and space underneath for under counter domestic appliance, radiator, ceiling light point

First Floor Landing
uPVC double glazed window to side aspect, doors leading to subsequent rooms, stairs rising to second floor, radiator, ceiling light point

Kitchen/Dining Room
Kitchen Area:
uPVC double glazed window to rear aspect, range of contemporary wall and base units with worktop over, 1.5 stainless steel drainer sink, integrated mid-height electric oven and grill, gas hob with cookerhood over, wall mounted boiler (vendor has advised there is approx 8 years left on the warranty), space for fridge/freezer and dishwasher, breakfast bar, under counter heater, ceiling light point

Dining Room Area:
uPVC double glazed double doors to rear aspect leading to garden and windows either side, built in display storage unit, radiator, ceiling light point

Lounge
Two sets of uPVC double glazed double doors to front aspect leading to balcony with slight views to countryside beyond, radiators, ceiling light points

Second Floor Landing
uPVC double glazed window to side aspect, loft hatch, ceiling light point

Master Bedroom
uPVC double glazed double doors with Juliet balcony to front aspect with slight views to countryside beyond, built in wardrobes, radiator, ceiling light point

En-Suite
uPVC opaque double glazed window to side aspect, shower set within tiled surround, low level WC, hand wash basin with tiled splashback, part tiled walls, extractor fan, heated towel rail, ceiling light point

Bedroom 2
uPVC double glazed double doors with Juliet balcony to front aspect with slight views to countryside beyond, radiator, ceiling light point

Bedroom 3
uPVC double glazed window to rear aspect, radiator, ceiling light point









Bedroom 4
uPVC double glazed window to rear aspect, radiator, ceiling light point

Bathroom
uPVC opaque double glazed window to rear aspect, panel bath with shower over set within tiled surround, low level WC, hand wash basin with tiled splashback, part tiled walls, extractor fan, radiator, ceiling light point

Rear Garden
Timber fence enclosed rear garden, predominantly laid to lawn with decked patio area, paved pathway to rear access gate, outside lighting and tap, range of established hedges and plants

Garage
Substantial garage with up and over garage door and complete with power and lighting - currently cleverly partitioned to create a range of adaptable spaces — ideal for storage, hobbies, or a workshop — while still retaining room for vehicle parking

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

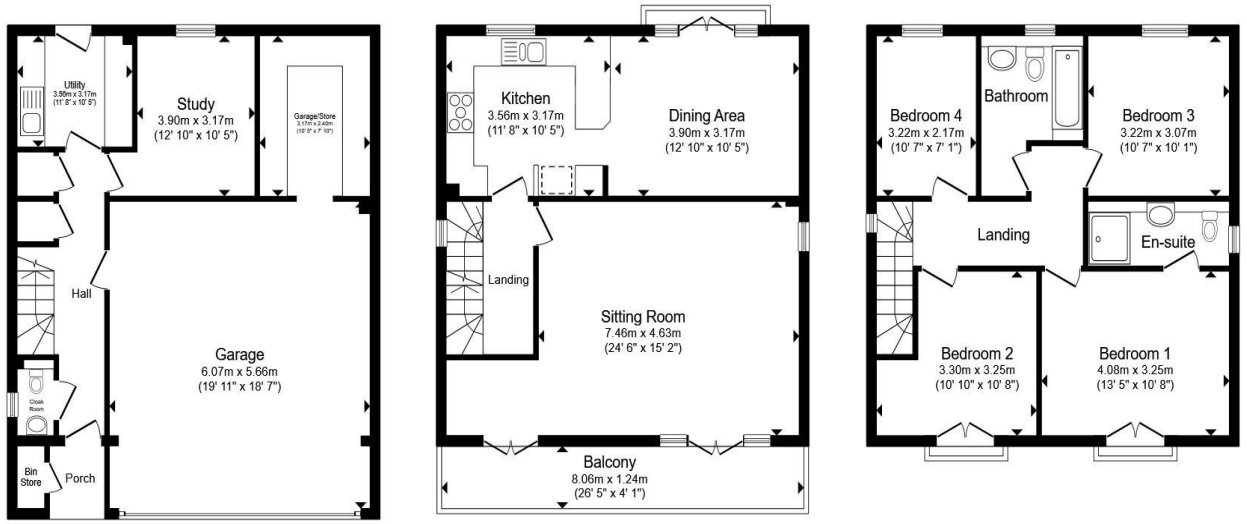
welcome to

Cloakham Drive, Axminster

- EXECUTIVE STYLE FOUR-BEDROOM HOME
- THREE STOREY ACCOMMODATION
- COUNCIL TAX BAND E
- SPACIOUS & VERSATILE
- LOUNGE WITH ACCESS TO BALCONY

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

£400,000



Total floor area 192.6 m² (2,073 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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The Property Ombudsman

Property Ref:
AXM105140 - 0004

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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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.