



Charter Road, Axminster EX13 5GR

welcome to

Charter Road, Axminster

Fox & Sons are delighted to bring to the market this immaculately presented home which has been cleverly re-configured to create a 5/6 bedroom property

Outside Space To Front

Enclosed with low timber fencing, patio seating area enjoying countryside views

Entrance Hallway - First Floor

Entered via composite door with opaque glass insert, Upvc double glazed window, stairs to second and ground floor, radiator, ceiling light point

Bedroom 1

14' x 10' 9" (4.27m x 3.28m)

Upvc double glazed doors opening onto balcony, access to loft space via hatch, ceiling light point, radiator

Bedroom 4

13' 11" x 8' 5" (4.24m x 2.57m)

Upvc double glazed window, radiator, ceiling light point

Bedroom 5

11' 8" x 10' 1" (3.56m x 3.07m)

Upvc double glazed french doors opening to 'Juliette balcony', built in double wardrobes, radiator, ceiling light point

Study/Bedroom 6

8' 11" x 8' (2.72m x 2.44m)

Shower Room

Walk in double shower cubicle, low level WC, wash hand basin, heated towel rail, ceiling light point, extractor fan

Hallway - Ground Floor

Upvc double glazed window and door opening to outside space, stairs rising to first floor, spot lighting, radiator

Cloakroom

Upvc double glazed opaque glass window, low level WC, wash hand basin, ceiling light point, radiator

Open Plan Living Area:

Lounge

15' 4" x 11' 8" (4.67m x 3.56m)

Upvc double glazed french doors opening to patio seating area to front of property, radiator, ceiling light point
(Open to Kitchen)

Kitchen/Diner

14' x 19' 7" (4.27m x 5.97m)

Upvc double glazed window to rear aspect, Upvc double glazed patio doors leading to outside patio area, full range of wall and base units with worksurface over extending to splashbacks, integrated appliances to include fridge freezer, dishwasher, eye level double oven and 5 ring gas hob with extractor hood over, ceiling light points, dining space
(Open to Lounge)

Utility Room

Upvc double glazed opaque glass window, range of base units with worksurface over and tiled splashbacks, drainer sink, space and plumbing for washing machine and tumble dryer, ceiling light point, radiator, extractor fan

Landing - Second Floor

Upvc double glazed window, ceiling light point, access to loft space via hatch





Bedroom 2

11' 9" x 8' 11" (3.58m x 2.72m)

Upvc double glazed window, radiator, ceiling light point

Bedroom 3

11' 9" x 8' 10" (3.58m x 2.69m)

Upvc double glazed french doors opening to 'Juliette balcony', ceiling light point, radiator

Bathroom

Three piece bathroom suite comprising of panel bath with shower over and glass shower screen, low level WC and wash hand basin, heated towel rail, extractor fan, ceiling light point

Rear Garden

Enclosed with stone wall and timber fencing with gated access, low maintenance garden with decorative gravel with flower bed boarder (AGENTS NOTE - hot tub to remain by separate negotiation)

Parking

Three allocated parking spaces



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welcome to

Charter Road, Axminster

- 5/6 BEDROOMS
- COUNCIL TAX BAND E
- ACCOMMODATION OVER THREE FLOORS
- SPACIOUS OPEN PLAN LOUNGE, DINER, KITCHEN
- REAR GARDEN PLUS PATIO SEATING TO FRONT

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£469,950



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

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Property Ref:
AXM105231 - 0002

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