



**Flax Meadow Lane, Axminster EX13 5FJ**



**welcome to**

## **Flax Meadow Lane, Axminster**

Fox & Sons are delighted to bring to the market this spacious and beautifully presented four bedroom home, conveniently situated in a prominent position on the outskirts of the historic market town of Axminster.

### **Front Of Property**

Paved steps, bordered on one side by wrought iron railings and shingle feature lead up to front door with outside light

### **Entrance Hallway**

Entered via uPVC front door with feature double glazed insert, part panelled walls, stairs rising to first floor, doors leading to subsequent rooms, radiator, ceiling light point

### **Downstairs Cloakroom**

Part panelled walls, hand wash basin, low level WC, radiator, ceiling light point

### **Kitchen/Diner**

uPVC double glazed window to front aspect, uPVC double glazed doors leading to conservatory, range of wall and base units with worktop over and tiled splashback, 1.5 stainless steel drainer sink, integrated electric oven with induction hob and cooker hood over, space for American style fridge/freezer, dishwasher and washing machine, space for dining table/free standing island, under stairs storage cupboard, radiator, ceiling light points

### **Conservatory**

uPVC double glazed Bi-Fold doors opening out to rear garden with windows either side, ceiling windows, electric radiators, spotlights

### **Lounge**

uPVC double glazed window to front aspect, uPVC double glazed patio doors leading to conservatory, part panelled walls, feature fireplace, log burner in corner of room, radiators, ceiling light points

### **First Floor Landing**

Stairs rising from ground floor with glass balustrade, doors leading to subsequent rooms, stairs rising to second floor, radiator, ceiling light point

### **Master Bedroom**

uPVC double glazed window to rear aspect, uPVC double glazed window to front aspect with views to hills beyond, part panelled walls, radiator, ceiling light point

### **En-Suite**

uPVC double glazed opaque window to front aspect, walk in shower, hand wash basin, low level WC, part panelled/part tiled walls, radiator, ceiling light point

### **Bedroom 4**

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

### **Family Bathroom**

uPVC double glazed opaque window to front aspect, panel bath, hand wash basin, low level WC, part panelled/part tiled walls, storage cupboard housing water tank, radiator, ceiling light point

### **Second Floor Landing**

Stairs rising from first floor with part panelled walls, feature reclaimed timber door, doors leading to subsequent rooms, skylight, loft hatch, radiator, ceiling light point

### **Bedroom 2**

uPVC double glazed window to front aspect, skylight to rear aspect, part panelled walls, radiators, ceiling light point





### Bedroom 3

uPVC double glazed window to front aspect, skylight to rear aspect, part panelled walls, radiators, ceiling light point

### Shower Room

Skylight, shower, hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

### Rear Garden

Stunning fully enclosed rear garden, paved/shingle patio seating area, feature stone wall, raised decked area with steps leading to recycling storage area and garage, gated access to rear, range of flower beds with mature flowers, plants and shrubs including a passion fruit tree

### Double Garage

17' 5" x 17' 11" ( 5.31m x 5.46m )

Electric roller door, double glazed wooden door opening into garden, access to eaves storage space via hatch, built in shelving, power and lighting

### Parking

Parking space to front of garage

### Location

Situated in an enviable and elevated position on the outskirts of the historic market town of Axminster, which offers weekly market, along with a host of local shops and eateries, along with larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Lyme Regis and Seaton offer further amenities, including beautiful beaches.



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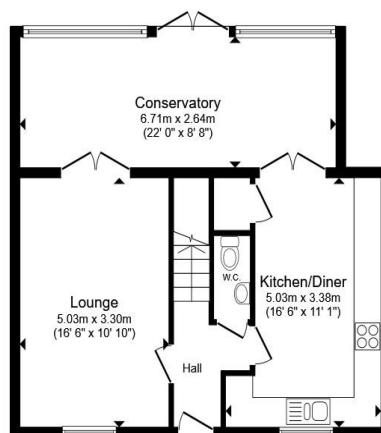
## Flax Meadow Lane, Axminster

- BEAUTIFUL FOUR BEDROOM HOME
- COUNCIL TAX BAND D
- SPACIOUS CONSERVATORY
- LOUNGE WITH LOG BURNER
- MASTER BEDROOM WITH EN-SUITE

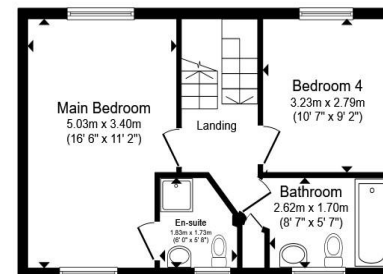
Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£360,000**



Ground Floor



First Floor



Second Floor

Total floor area 134.2 m<sup>2</sup> (1,444 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:  
AXM104806 - 0002

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