



Heals Field, Axminster EX13 5HT

welcome to

Heals Field, Axminster

Fox & Sons are delighted to bring to the market this lovely semi-detached three-bedroom home, conveniently located on the outskirts of the historic market town of Axminster.

Front Of Property

Laid to lawn area with established tree and plants, driveway leading to garage, step up to entrance porch

Entrance Porch

Entered via uPVC front door, uPVC double glazed windows to front and side aspects, ceiling light point

Entrance Hallway

Entered via wooden door with stained glass feature panels, stairs rising to first floor, doors leading to subsequent rooms, large built in storage cupboard, radiator, ceiling light point

Downstairs Cloakroom

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

Lounge

uPVC double glazed window to front aspect, gas fireplace set within feature surround, radiator, ceiling light point

Kitchen/Diner/Living Area

Kitchen:

uPVC double glazed window to rear aspect, range of wall and base units with worktop over and tiled splashback, integrated mid-height oven and grill, gas hob with cooker hood over, 1.5 stainless steel drainer sink, integrated dishwasher and washing machine, space for under counter fridge, ceiling light point

Diner/Living Area:

uPVC double glazed window to rear aspect, wooden double doors to side aspect leading to utility room, radiators, ceiling light points

Utility Room

uPVC double glazed sliding door to rear aspect leading to garden, uPVC opaque double glazed window to side aspect, space for a range of domestic appliances

Office

uPVC door with opaque double glazed panel to rear aspect leading to garden, uPVC double glazed window to rear aspect, spotlights, door providing access to garage

Landing

Built in storage cupboards, loft hatch providing access to partially boarded loft with integrated loft ladder, doors leading to subsequent rooms, ceiling light point

Master Bedroom

uPVC double glazed window to rear aspect with views to hills beyond, built in wardrobes, ceiling light point

Bedroom Two

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

Bedroom Three

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

Bathroom

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





Rear Garden

Timber fence enclosed, patio area with decorative gravel features, laid to lawn area, raised flowerbeds, established tree and plants, greenhouse, outside water tap

Parking And Garage

Private driveway leading to garage with electric up and over door, lighting and power

Agent's Note

The property is subject to a Section 157 - please call Fox and Sons for more information

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



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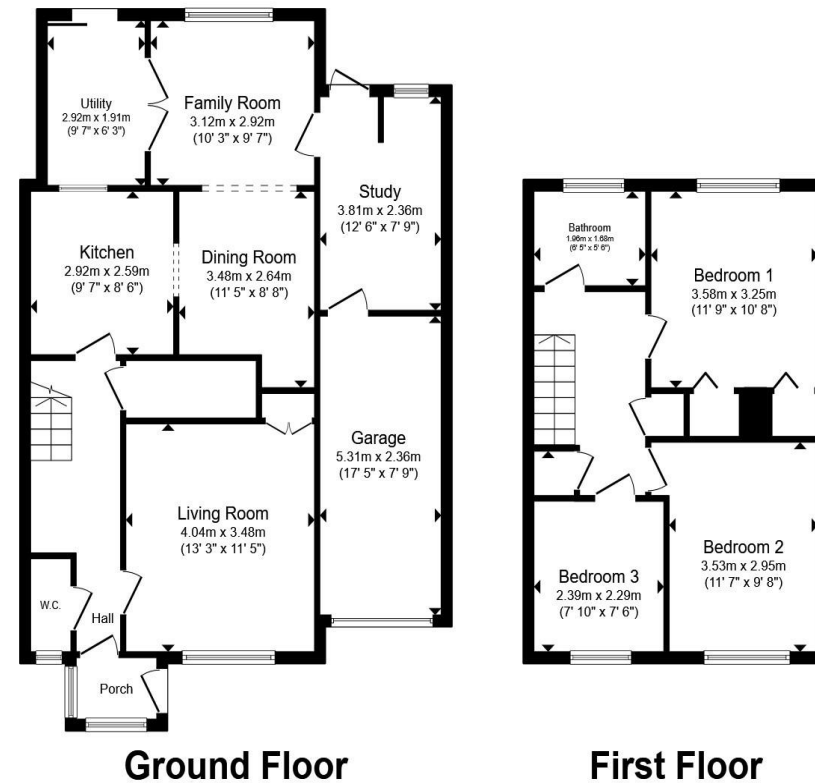
Heals Field, Axminster

- SEMI-DETACHED HOME
- THREE-BEDROOMS
- SUBJECT TO A SECTION 157
- LOVELY KITCHEN LEADING TO DINING ROOM/LIVING AREA
- SEPARATE OFFICE SPACE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£275,000



Total floor area 130.3 m² (1,403 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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Property Ref:
AXM105060 - 0007

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



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk