



5 Flax Meadow Lane


STAGS

5 Flax Meadow Lane

, Axminster, EX13 5FH

Axminster Station: 1.2 miles; Chard: 6.6 miles; Lyme Regis Beach: 6.1 miles What3Words- ///clues.unlocking.keys

A well-presented three-bedroom terraced home, featuring a superb extended kitchen/breakfast room, ensuite to the main bedroom and a good-sized enclosed rear garden. Further benefits include a single garage.

- Three bedrooms
- Spacious sitting room
- Family bathroom
- Single garage
- Freehold
- Extended impressive kitchen
- Ensuite
- Pretty garden
- No onward Chain
- Council Tax Band C

Guide Price £290,000

SITUATION

The property is situated on a popular development within easy reach of the centre of the market town of Axminster and providing easy access to main routes to Dorset, Somerset and further into East Devon. Axminster has a good range of shops and services including a mainline railway station on the Waterloo line.

The Jurassic coastline with various towns and villages including Lyme Regis, Seaton, Charmouth & Beer are all within a short drive. The cathedral city of Exeter and Somerset county town Taunton are both approximately half an hours drive away.

DESCRIPTION

5 Flax Meadow Lane is a well-presented terraced house offering spacious and modern accommodation, enhanced by a superb ground-floor extension that creates an impressive kitchen/breakfast room.

The entrance hall leads through to the principal ground-floor rooms, including a comfortable and bright sitting room. A real highlight of the property is the extended kitchen/breakfast room, which provides a fantastic space for everyday family life and entertaining. Generously proportioned and thoughtfully arranged, there is ample room for cooking, dining and relaxing, with the extension giving the space a light, open and sociable feel. A useful downstairs cloakroom completes the ground-floor accommodation.

On the first floor are three well-proportioned bedrooms, with bedroom one benefiting from its own ensuite shower room. The remaining two bedrooms are served by the family bathroom, fitted with a bath with shower over, WC and wash hand basin.

OUTSIDE

The property is approached via a pedestrian pathway, with a small graveled frontage garden providing an attractive frontage, benefitting from views across the river. To the rear is a lovely established garden, fully enclosed by fencing to create a private and secure outdoor space. A gate from the rear garden provides access to a paved communal courtyard, where the property benefits from a single garage, positioned at the left-hand end of a block.

SERVICES

All mains services connected. Gas-fired central heating.

Standard, superfast and ultrafast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ofcom). EPC C





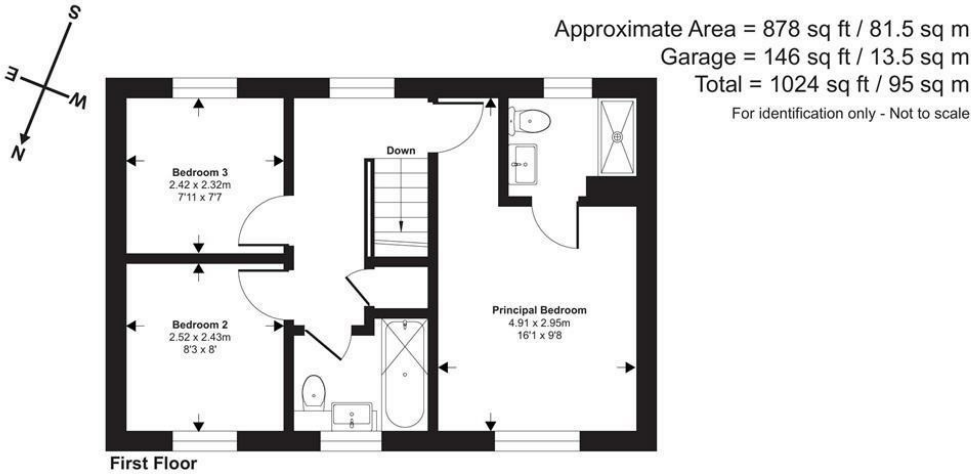
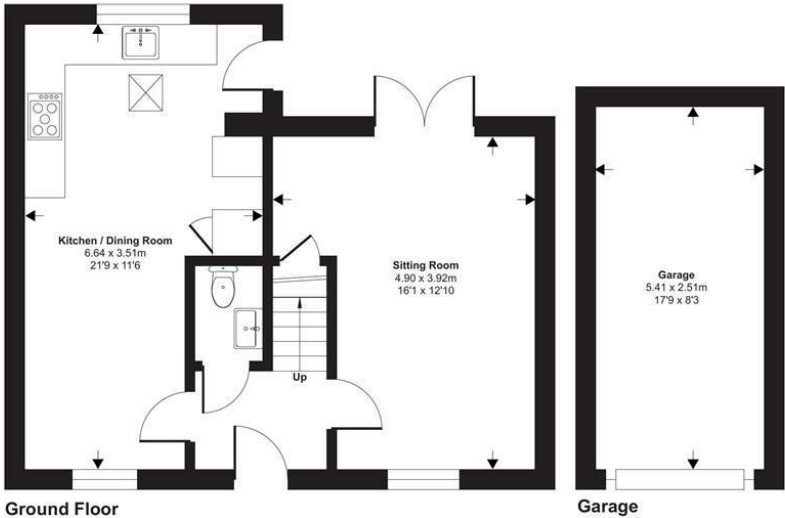
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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