



Lea Combe, Axminster EX13 5LJ

welcome to

Lea Combe, Axminster

Fox & Sons are delighted to bring to the market this well presented semi-detached two-bedroom home, situated in a quiet location on the outskirts of Axminster.

Front Garden

Laid to lawn area at front of property with raised sleeper beds and a range of established flowers and plants

Entrance Porch

Entered through uPVC double glazed doors, ceiling light point

Entrance Hallway

Entered via uPVC door with double glazed opaque panel, stairs rising to first floor, under stairs storage, spotlights

Lounge

15' 6" max x 9' 9" max (4.72m max x 2.97m max)
uPVC double glazed sliding doors leading to rear aspect leading to garden, log burner set within feature brick surround, radiator, ceiling light point

Kitchen/Diner

15' 9" x 7' 9" (4.80m x 2.36m)
Dual aspect with uPVC double glazed windows to front and side aspect, range of wall and base units with worktop over and tiled splashback, integrated electric oven with induction hob and cooker hood over, 1.5 stainless steel drainer sink, boiler housed in cupboard, space for dishwasher and free standing fridge/freezer, space for dining table and chairs, radiator, spotlights

Mid Level Landing

Built in cupboard with space for tumble dryer, stairs rising to upper landing, ceiling light point

Upper Landing

uPVC double glazed window to side aspect, two built in storage cupboards, space for office area, loft hatch, ceiling light point

Master Bedroom

12' 7" x 10' 4" (3.84m x 3.15m)
uPVC double glazed window to rear aspect overlooking park, built in wardrobes, radiator, ceiling light point

En-Suite

uPVC opaque double glazed window to rear aspect, walk in shower with feature tiled surround, vanity unit with hand wash basin and tiled splashback, low level WC, heated towel rail, ceiling light point

Bedroom Two

9' 7" x 8' 4" (2.92m x 2.54m)
uPVC double glazed window to front aspect, radiator, ceiling light point

Bathroom

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

Rear Garden

Sloped decked path leads down from lounge to patio area, timber fence enclosed, predominantly laid to lawn, established tree, outside light and water supply, timber storage shed and greenhouse, side path leading to front access gate,

Garage & Driveway

Detached garage with up and over double doors, power and lighting, and large driveway with space for numerous vehicles



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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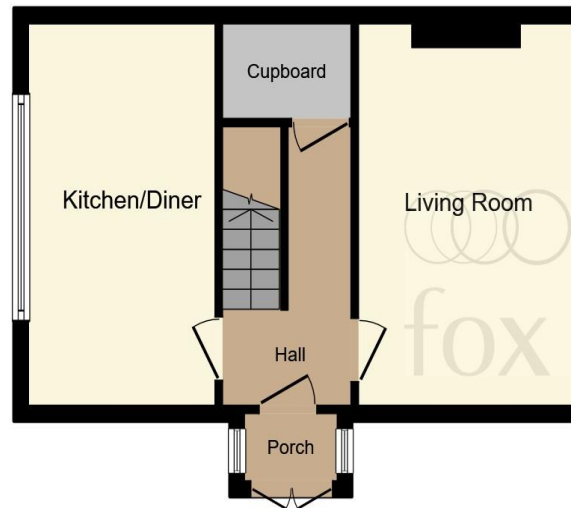
Lea Combe, Axminster

- COUNCIL TAX BAND C
- SEMI-DETACHED TWO BEDROOM HOME
- MASTER BEDROOM WITH EN-SUITE
- SPACIOUS KITCHEN/DINER
- LOUNGE LEADING TO ENCLOSED GARDEN

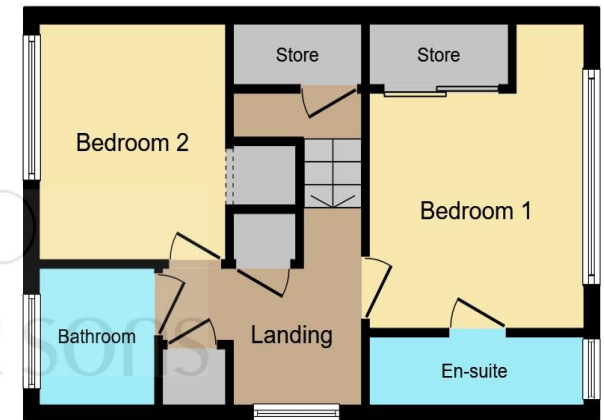
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£265,000



Ground Floor



First Floor

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:
AXM104773 - 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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