



Covert Close, Axminster EX13 5GU

fox & sons

welcome to

Covert Close, Axminster

Fox & Sons are delighted to present this lovely three-bedroom semi-detached modern home, peacefully tucked away within a cul-de-sac on the outskirts of the charming & historic market town of Axminster.

Front Garden

Laid to lawn area at the front of the property with pretty flower beds and hedge borders, paved pathway leading to front door and outside light

Entrance Hallway

Entered via uPVC front door with double glazed opaque diamond insert, stairs rising to first floor, doors leading to subsequent rooms, tiled flooring, radiator, ceiling light point

Downstairs Cloakroom

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

Lounge

uPVC double doors leading to rear garden with windows either side, under stairs storage, space for dining area, tiled flooring, radiators, ceiling light point - open plan to kitchen

Kitchen

uPVC double glazed window to front aspect, range of contemporary wall and base units with worktop over and tiled splashback, 1.5 stainless steel drainer sink, integrated mid height electric oven, gas hob with cooker hood over, space for freestanding fridge/freezer, space for under counter dishwasher, ceiling light point

Landing

Doors leading to subsequent rooms, loft hatch

Master Bedroom

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

En-Suite

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

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

Rear Garden

Fully enclosed with timber fencing, paved patio, large laid to lawn area, outside water supply

Studio/Storage Area

Converted garage now utilised as a studio, uPVC double glazed double doors to front aspect leading to driveway, contemporary base units with worktop over and tiled splashback, stainless steel drainer sink, spotlights, door through to storage area:

Space for washing machine and tumble dryer, uPVC door with double glazed opaque insert to rear aspect leading to rear garden

Parking

Paved private driveway to front/side of property



**Agent's Note 1**

Agent's Note £124 paid every 6 months for management/service maintenance

Agent's Note 2

The Land Registry title has yet to be updated with the Vendor's details - please ask the branch for more details



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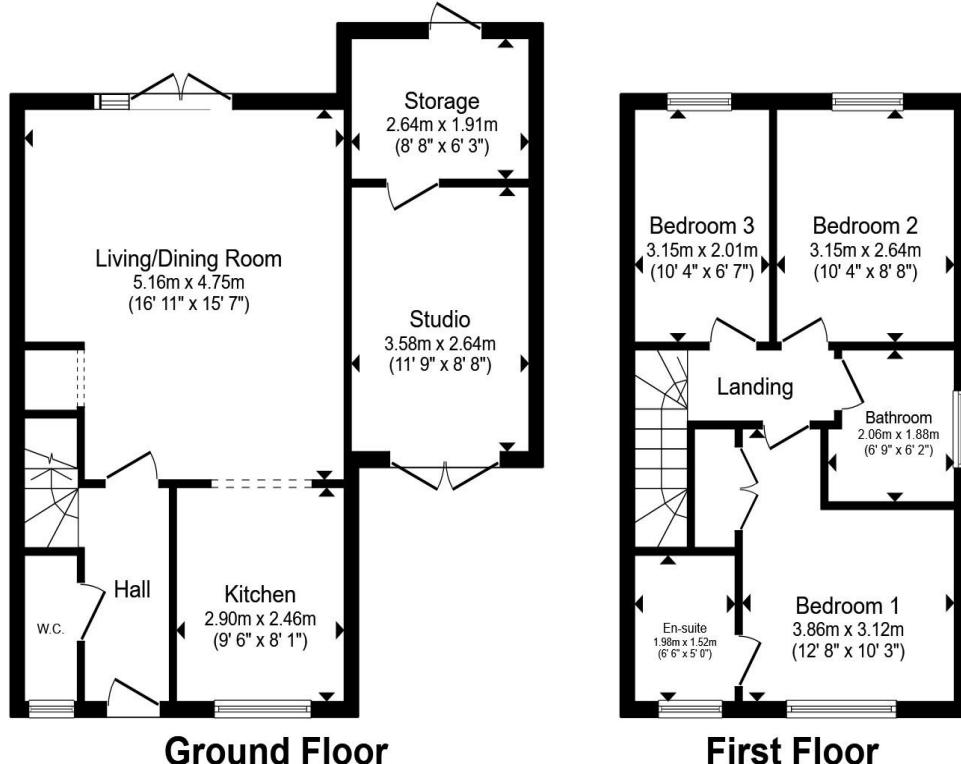
Covert Close, Axminster

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- COUNCIL TAX BAND C
- SPACIOUS OPEN PLAN LIVING TO GROUND FLOOR
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£299,950



Total floor area 91.2 m² (982 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:
AXM104971 - 0004

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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