



**Swain Close, Axminster EX13 5HX**

**welcome to**

## **Swain Close, Axminster**

Fox & Sons are delighted to bring to the market this lovely three bedroom link-detached home discreetly tucked away at the end of a quiet cul-de-sac, in the historic market town of Axminster.

### **Front Of Property**

Paved steps leading up to entrance porch door, gate allowing access to side and rear of property

### **Entrance Porch**

Entered via uPVC door with double glazed panels, uPVC double glazed windows to front and side aspects, door leading through to entrance hallway, wall light point

### **Entrance Hallway**

Entered via uPVC door with opaque double glazed panels. stairs rising to first floor, doors leading to subsequent rooms, under stairs storage cupboard, radiator, ceiling light point

### **Downstairs Cloakroom**

uPVC opaque double glazed window to side aspect, hand wash basin with tiled splashback, low level WC, wall mounted fuseboard, radiator, ceiling light point

### **Kitchen/Diner**

uPVC double glazed window to front aspect with views to park, uPVC double glazed window to side aspect, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, space for freestanding oven, fridge/freezer and 1 x under counter domestic appliance, space for dining area, wall mounted boiler, radiator, ceiling light points

### **Lounge**

uPVC double doors to rear aspect leading through to conservatory, radiator, ceiling light point

### **Conservatory**

uPVC double glazed windows to rear and side aspects, double doors leading to rear garden, radiator

### **Landing**

Doors leading to subsequent rooms, built in storage cupboard, loft hatch, ceiling light point

### **Master Bedroom**

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

### **En-Suite**

uPVC double glazed opaque window to side aspect, walk in shower, vanity hand wash basin and low level WC, heated towel rail, ceiling light point

### **Bedroom Two**

uPVC double glazed window to front aspect with views to park beyond, radiator, ceiling light point

### **Bedroom Three**

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

### **Bathroom**

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

### **Rear Garden**

Timber fence enclosed, patio area, decked steps up to spacious decked area, feature gravel section, raised timber flowerbed, path to side of property leading to front access gate, door to garage

### **Garage & Parking**

Private driveway leading to garage





### **Location**

Situated within striking distance of the town centre of the historic market town of Axminster, which offers weekly market, a host of local shops and eateries and 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 beautiful beaches and further amenities.



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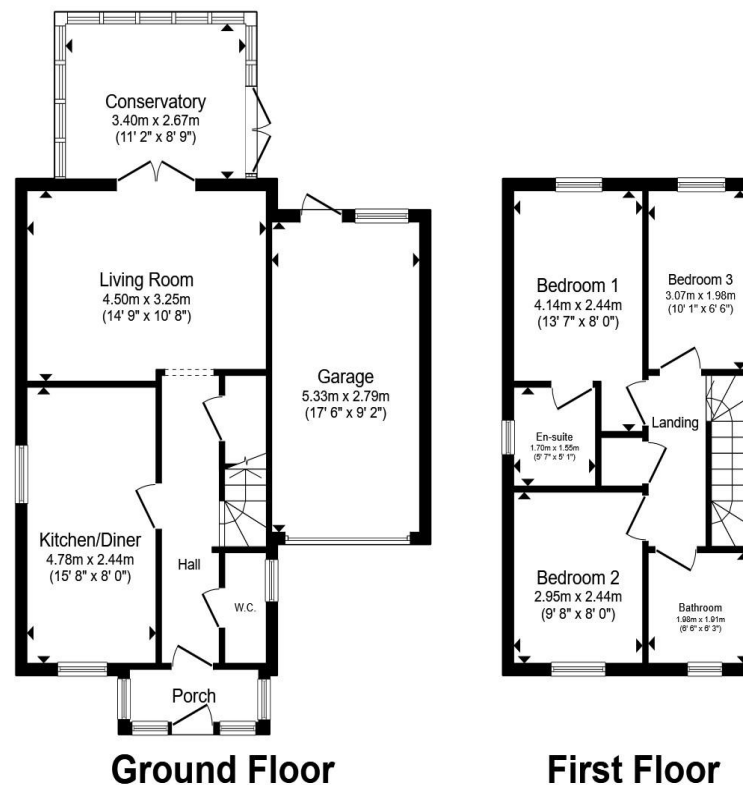
## Swain Close, Axminster

- LINK-DETACHED THREE BEDROOM HOME
- NO ONGOING CHAIN
- COUNCIL TAX BAND C
- KITCHEN/DINER
- CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£285,000**



Total floor area 101.1 m<sup>2</sup> (1,088 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:  
AXM105102 - 0003

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)