



21 Cloakham Drive, Axminster EX13 5GT

welcome to

21 Cloakham Drive, Axminster

An extremely well presented modern link detached house, situated on this popular development on the outskirts of town benefiting from three Bedrooms - master with an En-Suite Shower Room. A well appointed open plan Kitchen/Dining Room, front and rear Gardens a single Garage and Driveway parking.

Hallway

A double glazed front door with an opaque glazed panel and spyhole provides access into the Hallway. A staircase with handrail and a fitted carpet provides access to the first floor accommodation. Attractive ceramic tiled floor, radiator and a telephone point.

Cloakroom

A modern white suite comprising a low level W.C and a pedestal wash basin with tiled splashback. Inset spotlight and extractor fan to ceiling. Storage cupboard with megaflo and integrated washing machine, radiator and an attractive ceramic tiled floor.

Lounge

15' 7" Plus Bay Window x 10' 11" max (4.75m Plus Bay Window x 3.33m max)
A well proportioned dual aspect room with a uPVC double glazed bay window to the front aspect and two further uPVC double glazed windows to the side aspect. Two radiators, telephone and television points and a fitted carpet.

Open Plan Kitchen/dining Room

15' 6" plus Bay x 11' 6" max (4.72m plus Bay x 3.51m max)
A stylish modern Kitchen comprising a wide range of wall and base units with recessed spotlights under wall units. Range of complementary work surfaces with an inset one and a half bowl stainless steel sink unit with glass splashback. Inset gas hob with cooker hood above and a tiled splashback. Built in double electric oven, Integrated fridge/freezer and dishwasher. Concealed wall mounted gas combination boiler. Inset spotlights to ceiling, uPVC double glazed bay window to the front aspect and a set of uPVC double glazed french doors provide access into the attractive rear garden. uPVC double glazed window over sink. Two radiators and attractive ceramic tiled flooring.

Landing

Approached via a staircase rising from the Hallway with a fitted carpet and handrail. Inset access to loft space and a uPVC double glazed window to the front aspect. Radiator and a fitted carpet.

Bedroom One

12' 1" max x 9' 1" Plus Bay (3.68m max x 2.77m Plus Bay)
A double bedroom with a uPVC double glazed bay window to the front aspect. Built in double wardrobe. Radiator, television point, radiator and a fitted carpet. Door to En-Suite Shower Room.

En- Suite Shower Room

A modern white suite comprising a wall mounted shower housed in a double width glazed shower cubicle, wall mounted wash basin with tiled splash back and a low level W.C. Inset spotlights and extractor fan to ceiling. Opaque uPVC double glazed window, shaver socket and part tiled walls. Wall mounted heated towel rail/radiator and an attractive ceramic tiled floor.

Bedroom Two

8' 6" Plus Bay x 10' 11" max (2.59m Plus Bay x 3.33m max)
A dual aspect double bedroom with two uPVC double glazed bay window to front and uPVC double glazed window to side aspect. Radiator and a fitted carpet, television point.

Bedroom Three

10' 11" max x 6' 10" max (3.33m max x 2.08m max)
With a uPVC double glazed window to the side aspect, radiator, fitted carpet and television point.

Bathroom

A modern white suite comprising a paneled bath with a wall mounted shower over and a glazed shower screen. Wall mounted wash hand basin with a tiled splashback and a low level W.C. Inset spotlights and extractor fan to ceiling. Part tiled walls with a wall mounted ladder radiator/heated towel rail. Ceramic tiled floor.

Outside Front

Approached via a paved pathway providing access to the front door with storm porch over and a wall mounted exterior electric light. Laid to level lawn bordered by a variety of planting.

Driveway

Situated adjacent to the property is the driveway which provides off road parking for two cars and leads in turn to the single Garage.

Garage

18' x 9' 2" (5.49m x 2.79m)
With an up and over Garage door, eaves storage, power and light.

Rear Garden

Situated to the rear of the property is the attractive rear garden which is fully enclosed by a combination of walling and timber fencing. With a timber gate providing access to the Driveway and garage. A raised paved patio which is enclosed by timber fencing with a set of timber steps providing access to an area of Astro Turf with a further paved seating area. Wall mounted electric light, water tap and power socket.

Agents Note

We understand that the property benefits from just under 5 years remaining on the NHBC.



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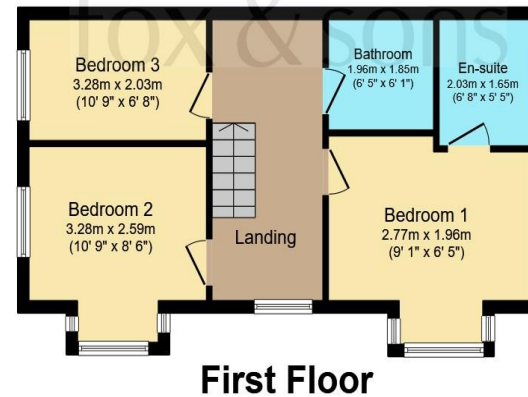
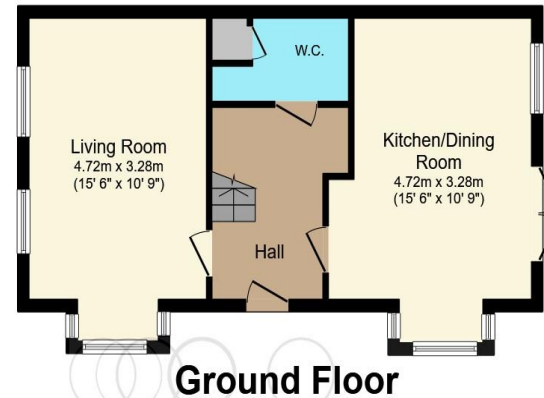
- A modern link detached house
- Three Bedrooms - Master with En-Suite Shower Room
- Open Plan Kitchen/Dining Room
- Gas Central Heating & Double Glazing
- Front & Rear Gardens, Single Garage and additional Driveway Parking

Tenure: Freehold EPC Rating: B

£350,000

directions to this property:

From our office in West Street, turn left and proceed left onto Chard Street. At the roundabout turn left onto A358 continuing on Chard Street. After a short distance, take the second turning onto Cloakham Drive and proceed for a short distance where the property can be found on your left hand side, clearly denoted by our for sale board.



Total floor area 92.0 sq.m. (990 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM103582 - 0003

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