



Petre Street, Axminster EX13 5FY

welcome to

Petre Street, Axminster

Fox & Sons are delighted to bring to the market this beautifully presented detached three-bedroom three-storey home, tucked away in a quiet cul-de-sac on the outskirts of the historic market town of Axminster.

Front Of Property

Gravelled area to the front of the property provides extra off road parking, paved driveway leading to adjoining garage, outside light and flowerbed

Entrance Hallway

Entered via uPVC front door, doors leading to subsequent rooms, stairs rising to first floor, radiator, ceiling light point

Downstairs Cloakroom

uPVC opaque double glazed window to front aspect, vanity unit with hand wash basin, low level WC, radiator, ceiling light point

Kitchen

uPVC double glazed window to front aspect, contemporary wall and base units with worktop over, 1.5 stainless steel drainer sink, integrated dishwasher, integrated electric mid height oven, induction hob with cooker hood over, wall mounted boiler and wall mounted fuseboard housed in two cupboards, space for freestanding fridge/freezer, radiator, spotlights

Lounge

uPVC double glazed window to front aspect, uPVC double glazed double doors to rear aspect leading to conservatory, under stairs storage cupboard, radiators, ceiling light point

Conservatory

uPVC double glazed windows on three sides, double doors to side aspect leading to garden, underfloor heating, electric radiator, ceiling light point

First Floor Landing

uPVC double glazed window to side aspect, doors leading to subsequent rooms, stairs rising to second

floor, radiator, ceiling light point

Bedroom 2

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

Bedroom 3

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

Bathroom

uPVC opaque double glazed window to rear aspect, panel bath with shower over, hand wash basin, low level WC, part tiled walls, heated towel rail, spotlights

Master Bedroom

uPVC double glazed window to front aspect with views to countryside beyond, uPVC double glazed window to side aspect, walk in wardrobe with extra under eaves storage, loft hatch, radiator, ceiling light point

En-Suite

Skylight to rear aspect, walk in shower, hand wash basin, low level WC, part tiled walls, heated towel rail, spotlights





Rear Garden

Beautifully maintained rear garden, enclosed by timber fencing with well-stocked and established flower beds adding colour and interest throughout the season. Predominantly laid to lawn, with a paved patio adjoining the rear of the property, creating the perfect setting for outdoor dining and entertaining. To the rear of the garden, a raised decked seating area with covered canopy offers a wonderful place to relax and unwind. Further benefits include an external water tap and outside lighting, together with a convenient door providing direct access into the adjoining garage.

Garage And Parking

Adjoining garage with up and over garage door to the front and rear door leading to the garden, utility area, power and lighting. Paved driveway leading to garage and gravelled area to the front of the property providing extra off road parking

Location

Situated in a pleasant and tucked away position on the 'Cloakham Lawns' development, on the edge 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.

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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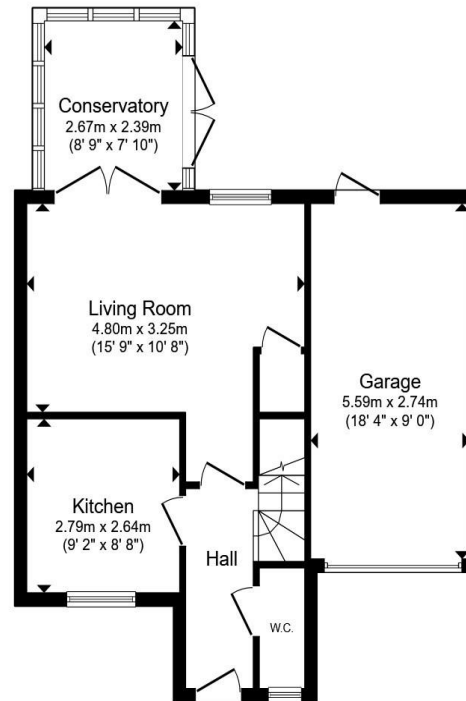
Petre Street, Axminster

- WELL PRESENTED DETACHED HOME
- COUNCIL TAX BAND C
- THREE BEDROOMS
- VERSATILE THREE STOREY ACCOMMODATION
- TOP FLOOR MASTER SUITE WITH EN-SUITE

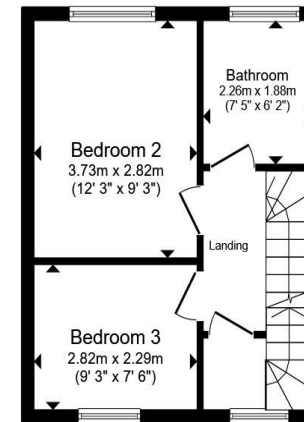
Tenure: Freehold EPC Rating: C

Council Tax Band: C

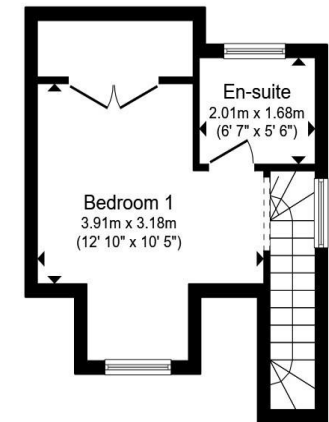
£297,500



Ground Floor



First Floor



Second Floor

Total floor area 106.9 m² (1,150 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:
AXM105179 - 0003

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.

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.

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