Tan Y Bryn Sector Lane,Axminster EX13 5BP

fox & sons

welcome to

Tan Y Bryn Sector Lane, Axminster

A three bedroom detached bungalow located a short distance from the centre of the historic market town of Axminster, benefiting from garage and off-road parking. Offered for sale with NO ONGOING CHAIN.

Entrance Hallway
With uPVC door to the front aspect, built in cupboard housing the hot water tank, radiator, loft access and ceiling light point.

Lounge / Diner
22' 2" x 10' 10" (6.76m x 3.30m)
With uPVC double glazed windows to the side and rear aspects, fire surround housing a gas fire, radiators and ceiling light points.

Kitchen
11' 10" x 8' 2" (3.61m x 2.49m)
Comprehensively fitted with a range of matching wall and base units incorporating an inset sink and drainer unit with mixer tap, adjoining work surfaces with a good selection of drawers and cupboards below. Ceramic tiled splash backs surround, double glazed window to the rear aspect, built-in oven, gas hob with extractor fan over. Ceiling light point and uPVC double glazed door leading out to the garden.

Bedroom One
11' 10" x 9' 10" (3.61m x 3.00m)
With uPVC double glazed window to the front aspect, Radiator and ceiling light point.

Bedroom Two
11' 10" x 8' 7" (3.61m x 2.62m)
With uPVC double glazed window to the rear aspect, radiator and ceiling light point.

Bedroom Three
9' 10" to front of cupboard x 9' 9" (3.00m to front of cupboard x 2.97m)
With uPVC double glazed window to the front aspect, radiator and ceiling light point.

Bathroom
With uPVC double glazed windows to the rear aspect, low level W.C, pedestal wash hand basin, bath with mixer tap. Ceramic tiling to the splashback areas and ceiling light point.

Outside
A driveway provides access to the garage, parking area and access to the property. A gate to the side of the property leads into the garden which is enclosed and laid to lawn. A pathway leads around to the back of the property where there is a door providing access to the kitchen.

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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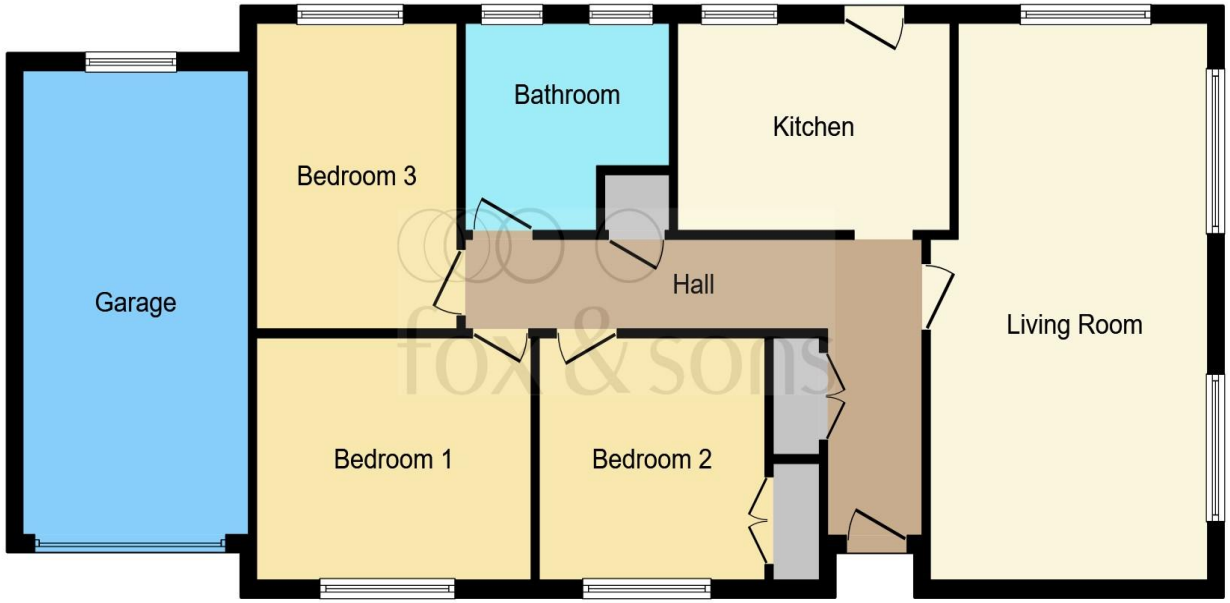
Tan Y Bryn Sector Lane, Axminster

- NO ONWARDS CHAIN
- GARAGE AND DRIVEWAY PARKING
- DETACHED BUNGALOW
- THREE BEDROOMS
- GARDENS TO SIDE AND REAR

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£320,000



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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The Property Ombudsman

Property Ref:
AXM103444 - 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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