



Norman Close, Axminster EX13 5GP

welcome to

Norman Close, Axminster

Fox and Sons are delighted to bring to the market this beautifully presented three bedroom semi-detached home, tucked away in the desirable and peaceful Norman Close, in the historic market town of Axminster.

Front Of Property

Porch covered front door with outside light, established flowerbeds

Entrance Hallway

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

Downstairs Cloakroom

Hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

Lounge

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

Kitchen/Diner

Kitchen area:

uPVC double glazed window to rear aspect, range of contemporary wall and base units with worktop over and tiled splashback, integrated fridge/freezer, dishwasher and washing machine, integrated mid height oven and grill, integrated gas hob with cooker hood over, stainless steel 1.5 drainer sink, wall mounted fuseboard, spotlights

Dining area:

uPVC double glazed double doors to rear aspect leading to garden, space for dining table and comfortable seating area, radiators, ceiling light points

Landing

Two built in storage cupboards (one housing wall mounted boiler), doors leading to subsequent rooms, radiator, ceiling light point

Master Bedroom

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

En-Suite

Walk in shower, low level WC, hand wash basin, part tiled walls, radiator, ceiling light point

Bedroom 2

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

Bedroom 3

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, handwash basin, low level WC, part tiled walls, radiator, ceiling light point

Rear Garden

Timber fence enclosed, laid to patio with grey shingle areas, side access gate, raised flowerbeds with range of established flowers, plants and shrubs, outside lighting and water supply

Garage & Parking

Garage with electric up and over door, boarded loft space for extra storage accessed via loft hatch with ladder, lighting and power. Parking space next to garage



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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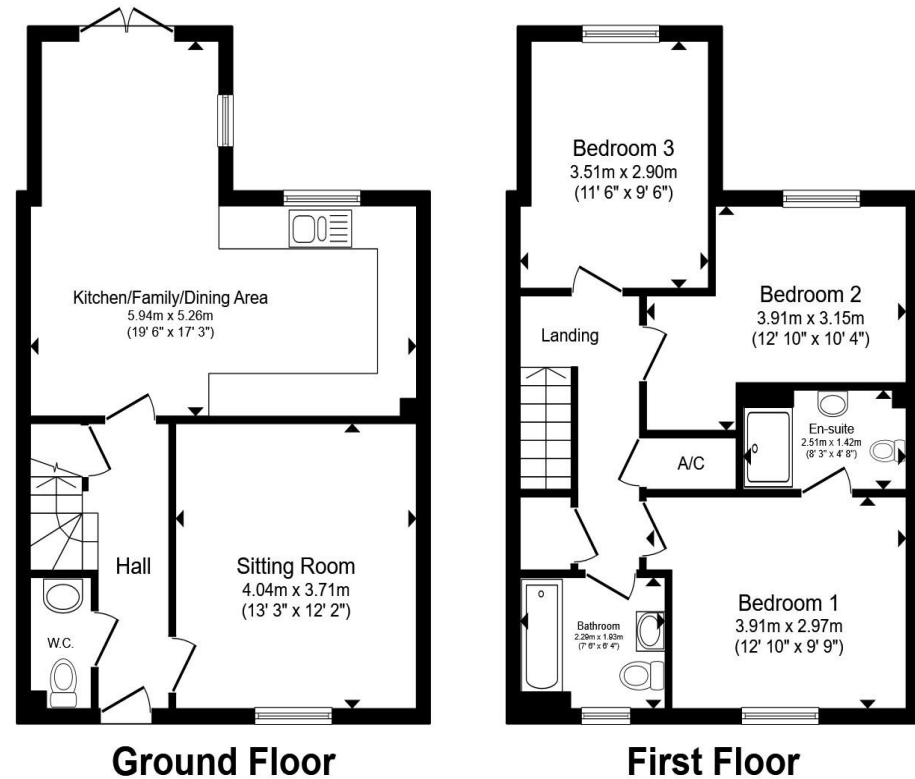
- THREE BEDROOM SEMI DETACHED HOME
- COUNCIL TAX BAND C
- SPACIOUS KITCHEN DINER
- MASTER BEDROOM WITH EN-SUITE
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£325,000



Total floor area 96.4 m² (1,038 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:
AXM104827 - 0006

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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