



Flax Meadow Lane, Axminster EX13 5FJ



welcome to

Flax Meadow Lane, Axminster

Fox & Sons are delighted to bring to the market this stylish and beautifully presented semi-detached four bedroom home, conveniently situated on the outskirts of the historic market town of Axminster.

Entrance Hallway

Approached by a pathway bordered by established plants hedging with outside light and porch covered uPVC front door with opaque double glazed insert panels, stairs rising to first floor, radiator, ceiling light point

Downstairs Cloakroom

Part panelled walls, hand wash basin with tiled splashback, low level WC, radiator, ceiling light point

Sitting Room

16' 6" x 10' 9" (5.03m x 3.28m)

Dual aspect with uPVC double glazed patio doors to rear aspect leading to garden and uPVC double glazed window to front aspect, feature wall mounted electric fireplace set beneath wooden mantle, radiators, ceiling light point

Kitchen/Diner

10' 9" max x 16' 5" max (3.28m max x 5.00m max)

Dual aspect with uPVC double glazed patio doors leading to conservatory and uPVC double glazed window to front aspect, fitted with stylish wall and base units with worktop over and tiled splashback, Range style cooker (Stoves) with cooker hood over, integrated dishwasher, stainless steel drainer sink, breakfast bar, space for American style fridge/freezer, under stairs storage cupboard, radiator, spotlights, ceiling light point

Conservatory

9' 7" x 17' 5" (2.92m x 5.31m)

uPVC double glazed windows on three sides, uPVC double glazed patio doors leading to garden, radiator, wall light points

First Floor Landing

uPVC double glazed to rear aspect on stairs with

views to countryside beyond, radiator, ceiling light point

Master Bedroom

16' 6" max x 11' 1" (5.03m max x 3.38m)

Dual aspect with uPVC double glazed windows to front and rear aspect with views to countryside beyond, radiators, ceiling light point

En-Suite

uPVC double glazed opaque window to front aspect, walk in shower with tiled surround, hand wash basin with tiled splashback, low level WC, heated towel rail, spotlights

Bedroom Four

9' 2" x 10' 7" (2.79m x 3.23m)

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

Bathroom

uPVC double glazed opaque window to front aspect, panel bath with tiled surround, hand wash basin with tiled splashback, low level WC, airing cupboard, heated towel rail, spotlights

Second Floor Landing

Velux window to rear aspect, radiator, ceiling light point

Bedroom Two

12' 6" max x 14' 8" max (3.81m max x 4.47m max)

uPVC double glazed window to front aspect, sloped ceiling with Velux window to rear aspect, radiators, ceiling light point





Bedroom Three

14' 8" max x 9' 1" max (4.47m max x 2.77m max)
uPVC double glazed window to front aspect, sloped ceiling with Velux window to rear aspect, radiators, ceiling light point

Utility

6' 6" x 4' 8" (1.98m x 1.42m)
Sloped ceiling with Velux window to front aspect, base unit with worktop, stainless steel sink, space for washing machine and tumble dryer, spotlights

Rear Garden

Timber fence enclosed decked tiered garden.
Outside power point, light and water supply. Paved patio area to one side of garden with flowerbed. To the rear of the garage is an additional parking space and gated side access to the garden

Garage

With up and over garage door, power and lighting

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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welcome to

Flax Meadow Lane, Axminster

- COUNCIL TAX BAND D
- THREE STOREY ACCOMMODATION
- FOUR BEDROOMS
- SPACIOUS LOUNGE & KITCHEN
- CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

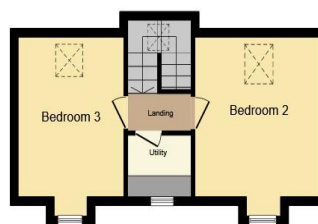
£359,950



Ground Floor



First Floor



Second Floor

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.focalagent.com

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Property Ref:
AXM104726 - 0004

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