



Savernake House Lyme Road, Axminster EX13 5BE

welcome to

Savernake House Lyme Road, Axminster

Fox & Sons are delighted to bring to the market this characterful and unique three-bedroom period semi-detached home, ideally positioned within easy reach of the historic market town of Axminster.

Entrance Hallway

Entered via wooden front door, window to front aspect, feature arched stained glass windows, arched door frame, radiator, spotlights

Wet Room

Opaque window to front aspect, wet room style with shower, hand wash basin, low level WC, part tiled walls, heated towel rail, ceiling light point

Inner Hallway

Doors leading to subsequent rooms, stairs rising to first floor, radiator, wall light points

Lounge

uPVC double glazed window to rear aspect, gas fireplace set within feature surround, exposed beams, stonework, radiator, ceiling light points

Conservatory

Wooden framed conservatory with side and front aspect windows, double doors leading to garden, internal arched stained glass window, radiator, wall light point

Kitchen

uPVC double glazed windows to side and front aspects, door with stained glass panels to front aspect leading to garden, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, space for Range style cooker with extractor fan over, space for freestanding fridge/freezer and undercounter domestic appliance, built in pantry, exposed beams, radiator, spotlights

Dining Room

uPVC double glazed window to front aspect with decorative wooden shutters, gas fireplace set within

feature surround and built in storage either side, picture rail, radiators, ceiling light point with ceiling rose

Landing

uPVC double glazed window to front aspect with window seat, loft hatch with ladder, doors leading to subsequent rooms, radiator, ceiling light points

Master Bedroom

uPVC double glazed window to rear aspect with decorative wooden shutters, built in wardrobes, picture rail, radiator, ceiling light point

En-Suite

Vanity with hand wash basin, low level WC, built in storage cupboard housing wall mounted boiler, heated towel rail, spotlights

Bedroom 2

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

Bedroom 3

uPVC double glazed window to front aspect with window seat, stonework, loft hatch with ladder, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to front aspect, feature flooring, panel bath, corner shower, vanity with hand wash basin, low level WC, heated towel rail, spotlights

Attic Space

Large boarded attic space with lighting, partitioned to create a smaller space with two velux windows and radiator





Cellar

With lighting, power, storage space and pump (soakaway under garden)

Garden

With areas of lawn, mature shrubs, and flowerbeds, providing a peaceful and private setting - perfect for relaxing or enjoying time outdoors - wall and fence enclosed, paved patio area, outside light, and steps leading up to laid to lawn areas

There is also a triangular patch of decorative slate to the rear of the property which is bordered by hedges, with an established tree

Parking

Gated private driveway

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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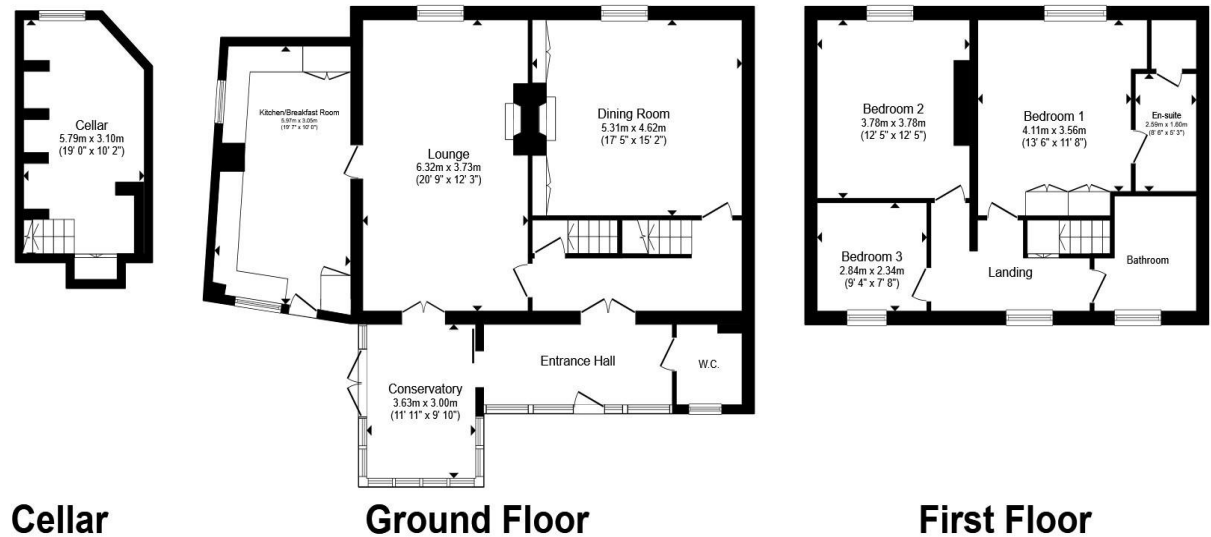
Savernake House Lyme Road, Axminster

- THREE BEDROOM SEMI-DETACHED HOME
- RICH IN HISTORY & CHARACTER
- COUNCIL TAX BAND E
- TWO SPACIOUS RECEPTION ROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: F

Council Tax Band: E

£500,000



Total floor area 197.0 m² (2,121 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:
AXM105149 - 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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