



Heals Field, Axminster EX13 5HT

welcome to

Heals Field, Axminster

Fox & Sons are delighted to bring to the market this lovely three-bedroom end-terraced home, conveniently located on a quiet residential road on the outskirts of the historic market town of Axminster,

Front Driveway

Paved private driveway with space for multiple vehicles

Entrance Porch

Entered via double glazed door, ceiling light point

Downstairs Cloakroom

uPVC double glazed opaque window to front aspect, hand wash basin with tiled splashback, low level WC, ceiling light point

Hallway

Stairs rising to first floor, doors leading to subsequent rooms, radiator, ceiling light point

Lounge

uPVC double glazed window to front aspect, archway through to dining room, radiator, ceiling light point

Kitchen

uPVC double glazed window to rear aspect, range of contemporary wall and base units with worktop over, stainless steel drainer sink, integrated electric oven with ceramic hob and cooker hood over, space for fridge/freezer, under counter dishwasher and washing machine, wall mounted boiler, built in larder cupboard, ceiling light point, door through to:

Dining Room

uPVC double glazed window to rear aspect and double doors leading to garden, radiator, ceiling light point

Landing

Doors leading to subsequent rooms, built in airing cupboard, loft access, ceiling light point

Master Bedroom

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

Bathroom

uPVC double glazed opaque window to rear aspect, panel bath with shower over, vanity unit with hand wash basin and low level WC, extractor fan, heated towel rail, ceiling spotlights

Rear Garden

The rear garden offers an attractive and low-maintenance outdoor space, predominantly laid to patio — perfect for outdoor dining, entertaining, or simply relaxing in the warmer months. The patio is neatly framed by astro turf borders, adding a vibrant touch of greenery and a soft, contemporary finish without the upkeep. A timber shed provides useful storage, while a secure side gate allows convenient access to and from the garden, enhancing both practicality and ease of use

Agents Note

The property is subject to a Section 157 - please call Fox and Sons for more information

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



laundrying 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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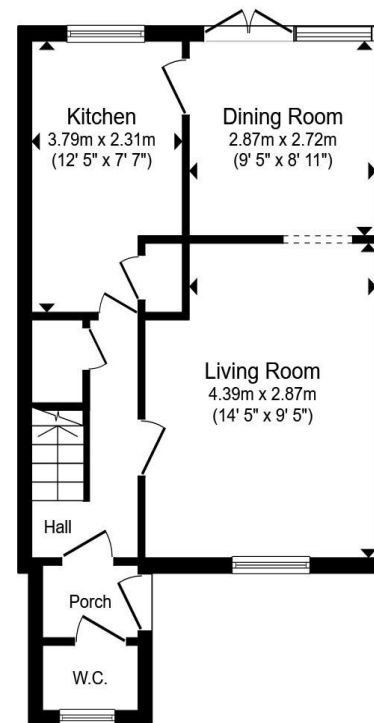
Heals Field, Axminster

- SUBJECT TO A SECTION 157
- COUNCIL TAX BAND B
- THREE BEDROOMS
- DRIVEWAY
- LOW MAINTENANCE REAR GARDEN

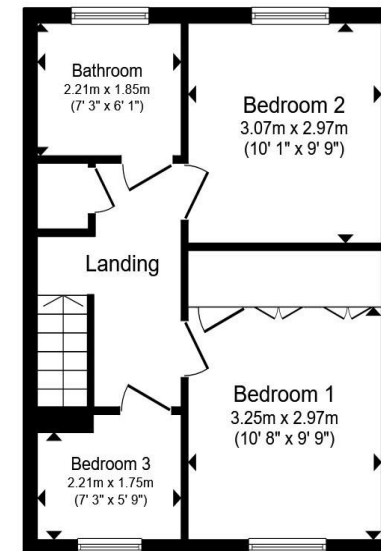
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£215,000



Ground Floor



First Floor

Total floor area 79.3 m² (854 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:
AXM105148 - 0010

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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