



**Henley Close, Chardstock Axminster EX13 7SX**



**welcome to**

## **Henley Close, Chardstock Axminster**

Fox & Sons are delighted to bring to the market this well presented 3 bedroom end-terraced home, set in the pretty rural East Devon village of Chardstock.

### **Front Garden**

Paved steps leading to front door bordered by laid to lawn areas, outside light, access to gated driveway

### **Entrance Hallway**

Entered via uPVC front door with opaque double glazed panel, uPVC double glazed windows to front and side aspects, radiator, ceiling light point

### **Downstairs Cloakroom**

Hand wash basin, low level WC, wall mounted fuseboard, radiator, ceiling light point

### **Lounge**

uPVC double glazed window to front aspect, under stairs storage cupboard, stairs rising to first floor, radiator, ceiling light points

### **Kitchen**

uPVC double glazed window to rear aspect (overlooking conservatory), range of wall and base units with worktop over and tiled splashback, integrated electric oven with gas hob and cooker hood over, stainless steel drainer sink, space for freestanding fridge/freezer, washing machine and dishwasher, wall mounted boiler, radiator, ceiling light points, open to

### **Conservatory**

uPVC double glazed windows to front and side aspects, uPVC double glazed double doors to side aspect leading to garden, radiator, wall light point

### **Landing**

uPVC double glazed window on stairs to side aspect, loft hatch providing access to loft (part boarded with loft ladder), built in airing cupboard housing water tank, radiator, ceiling light point

### **Master Bedroom**

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

### **En-Suite**

Shower, vanity hand wash basin, low level WC, part tiled walls, heated towel rail, spotlights

### **Bedroom 2**

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

### **Bedroom 3**

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

### **Family Bathroom**

uPVC double glazed opaque window to front aspect, panel bath with shower over, vanity hand wash basin, low level WC, part tiled walls, heated towel rail, ceiling light point

### **Rear Garden**

Timber fence enclosed, paved patio with steps leading up to raised laid to lawn area, outside light, paved driveway accessed via timber gate

### **Parking**

Paved driveway to the side of the property accessed via front gate

### **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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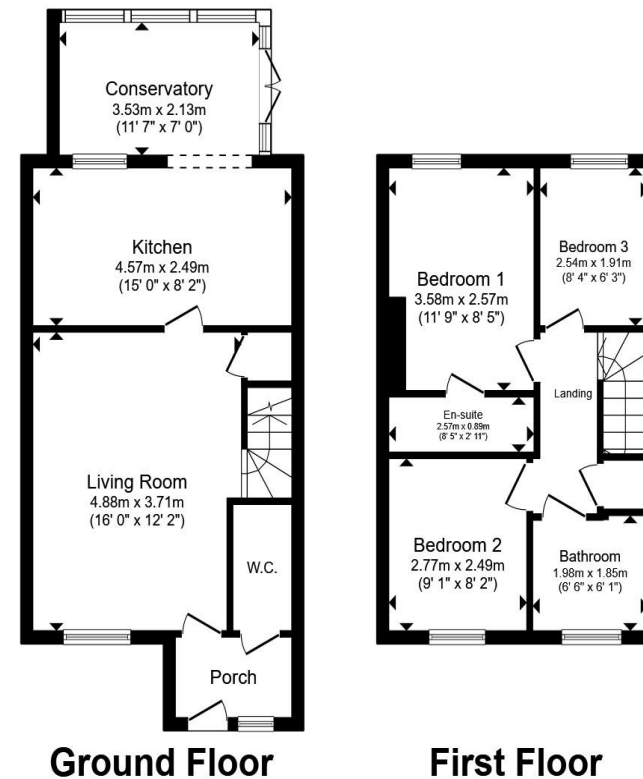
## Henley Close, Chardstock Axminster

- END TERRACED 3 BED HOME
- COUNCIL TAX BAND C
- SPACIOUS & BRIGHT OPEN PLAN KITCHEN/CONSERVATORY
- PRIVATE GATED DRIVEWAY
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£250,000**



Total floor area 79.1 m<sup>2</sup> (851 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](http://www.propertybox.io)

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Property Ref:  
AXM104973 - 0006

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