



Petre Street, Axminster EX13 5FY

welcome to

Petre Street, Axminster

Fox & Sons are delighted to bring to the market this lovely three-bedroom semi-detached home, tucked away at the end of a quiet residential cul-de-sac on the outskirts of the historic market town of Axminster.

Front Of Property

Paved path leads to porch covered front door with outside light, established decorative hedging, laid to lawn area, paved path leading to side gate providing rear access

Entrance Hallway

Entered via uPVC front door, wall mounted fuseboard, stairs rising to first floor, doors leading to subsequent rooms, radiator, ceiling light point

Downstairs Cloakroom

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

Kitchen

uPVC double glazed window to front aspect, range of contemporary wall and base units with worktop over, gas hob with cookerhood over, integrated mid-height electric oven, integrated fridge/freezer, integrated dishwasher, stainless steel 1.5 drainer sink, space for 1 x under counter domestic appliance, spotlights

Lounge

uPVC double glazed window to side aspect, uPVC double glazed double doors to rear aspect leading to garden, understairs storage cupboard housing water tank, radiators, ceiling light points

Landing

Loft hatch, doors leading to subsequent rooms, ceiling light point

Master Bedroom

uPVC double glazed window to front aspect with views to hills beyond, built in wardrobe, dual zone central heating controls, radiator, ceiling light point

En-Suite

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

Bedroom 2

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

Bedroom 3

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

Bathroom

uPVC opaque double glazed window to side aspect, panel bath with shower over, hand wash basin, low level WC, part tiled walls, heated towel rail, spotlights

Rear Garden

Timber fence enclosed, paved patio, terraced decorative feature gravel areas bordered by timber sleepers, storage shed, gate providing front access

Garage And Parking

Single separate garage with up and over garage door and driveway for 2-3 car

Location

Situated in a pleasant and tucked away position on the 'Cloakham Lawns' development, on the edge of the historic market town of Axminster, which offers weekly market, a host of local shops and eateries and larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Lyme Regis and Seaton offer beautiful beaches and



further amenities.

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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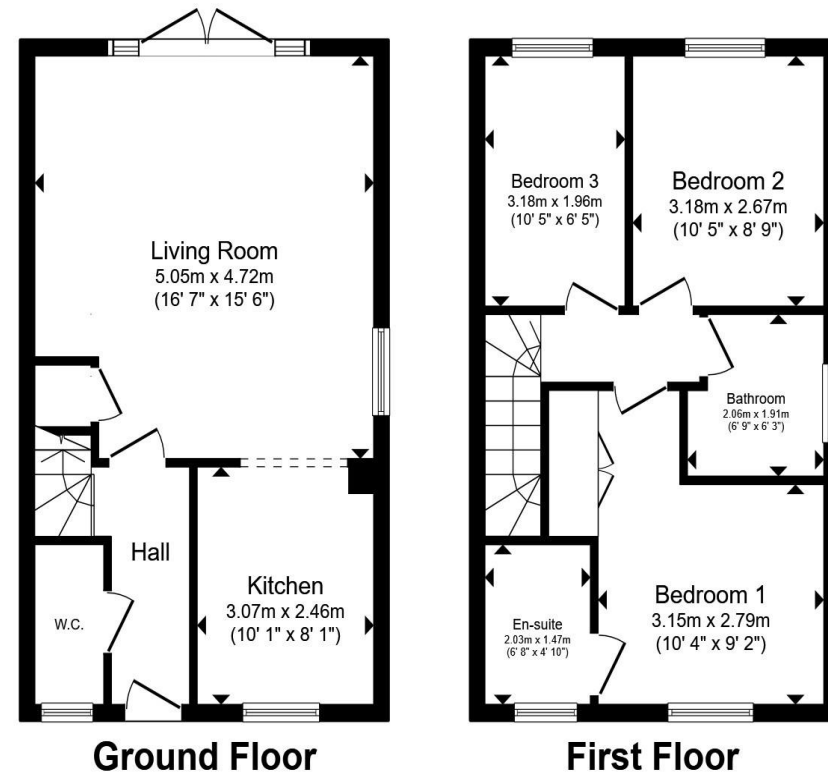
Petre Street, Axminster

- THREE-BEDROOM HOME
- NO ONGOING CHAIN
- COUNCIL TAX BAND C
- OPEN PLAN ACCOMMODATION
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£280,000



Total floor area 77.7 m² (837 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:
AXM105163 - 0003

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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