



Trebah Lear Lane, Axminster EX13 5JD

welcome to

Trebah Lear Lane, Axminster

Detached bungalow with gardens to the front and rear, driveway and garage, tucked away in a pleasant and peaceful position. Requiring refurbishment throughout, this property presents an excellent opportunity for buyers looking to modernise and create a home to their own taste and specification

Entrance Porch

Entered via uPVC double glazed double doors, uPVC double glazed window over looking front garden, radiator, wall lighting

Entrance Hallway

Entered via secondary wooden stable style door, storage cupboard, ceiling light point, radiator

Lounge

GARDENS TO FRONT AND REAR

Freehold

EPC Rating: D

Council Tax Band: D

£250,000

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.

Fox & Sons

AXM105026 - 0003

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

Dining Room

uPVC double glazed window to side aspect, radiator, ceiling light point, open archway leading to kitchen

Kitchen

uPVC double glazed windows to side and rear aspect, uPVC double glazed door opening to rear garden, wall and base units with work surface over, space and plumbing for a range of domestic appliance, ceiling light point

Bedroom One

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

Bedroom Two

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

En-Suite

shower cubicle, wash hand basin vanity unit, low level WC, ceiling light point, heated towel rail

Bathroom

uPVC double glazed opaque glass window to rear aspect, corner shower cubicle, wash hand basin, low level WC





Loft Space - Loft Room One

Velux uPVC double glazed window , double glazed window to side aspect, storage under eaves, ceiling light point, radiator

Loft Space - Loft Room Two

Velux uPVC double glazed window, uPVC double glazed window to side aspect, storage under eaves, ceiling light point

Loft Space - Loft Room Three

Velux double glazed window, low level WC, hand wash basin, electric shower with shower head, ceiling light point

Front Garden

Driveway plus addition hard standing for addition vehicle, access to garage, laid to patio with range of plants and shrubs

Rear Garden

Enclosed rear garden with gated access to the side, laid to lawn with range of mature plants and shrubs

Garage

Single garage access from driveway, and via wooden door accessed from garden

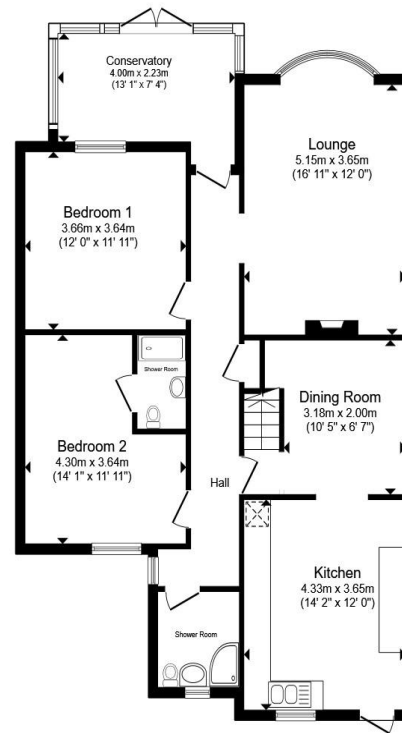
Agents Note

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

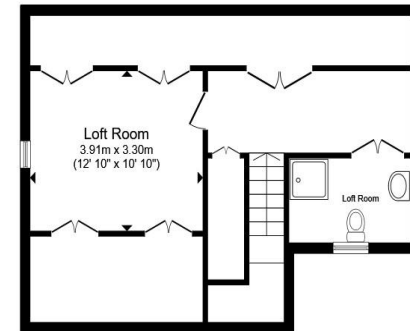


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Ground Floor



First Floor

Total floor area 153.0 m² (1,647 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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