



Swain Close, Axminster EX13 5HX

welcome to

Swain Close, Axminster

Fox & Sons are delighted to bring to the market this well-presented two-bedroom detached home, situated in a desirable cul-de-sac location on the outskirts of the historic market town of Axminster, enjoying attractive countryside views from the rear.

Entrance Hallway

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

Downstairs Cloakroom

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

Lounge

uPVC double glazed double doors to rear aspect leading to conservatory, radiator, ceiling light point

Kitchen/Diner

uPVC double glazed window to front aspect, range of contemporary wall and base units with worktop over, integrated electric oven with gas hob and cooker hood over, stainless steel drainer sink, space for freestanding fridge/freezer, space for 2 x under counter domestic appliances, space for dining area, spotlights

Conservatory

uPVC double glazed windows to rear and side aspect with double doors leading to rear garden

Landing

Built in airing cupboard, doors leading to subsequent rooms, ceiling light point

Master Bedroom

2 x uPVC double glazed windows leading to rear aspect, radiators, ceiling light points

En-Suite

uPVC opaque double glazed window to side aspect, shower, vanity hand wash basin, low level WC, spotlights

Bedroom 2

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

Bathroom

uPVC opaque double glazed window to front aspect, shower, vanity hand wash basin, low level WC, spotlights

Rear Garden

Timber fence enclosed, decked patio, laid to lawn area with decorative gravel features, side access gate, door to garage

Garage & Parking

Private driveway parking and garage with electric door, power, lighting and rear garden access

Agent's 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





view this property online fox-and-sons.co.uk/Property/AXM105216



welcome to

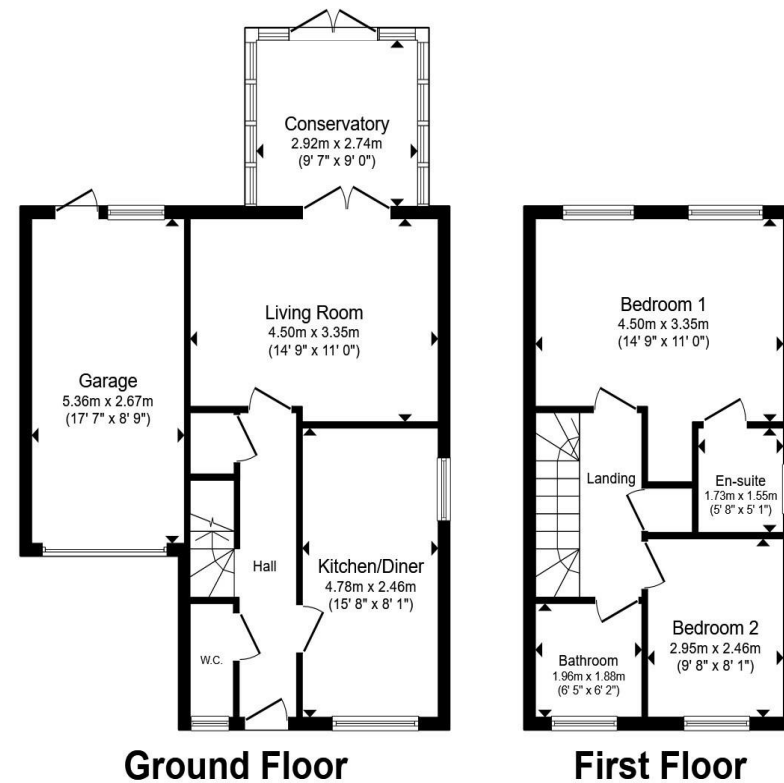
Swain Close, Axminster

- DETACHED TWO BEDROOM HOUSE
- NO ONWARD CHAIN
- COUNCIL TAX BAND B
- COUNTRYSIDE VIEWS TO REAR
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£290,000



Total floor area 98.0 m² (1,054 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

 fox & sons

view this property online fox-and-sons.co.uk/Property/AXM105216



Property Ref:
AXM105216 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk