



Catnip Close, Axminster EX13 5GA

welcome to

Catnip Close, Axminster

Fox & Sons are delighted to bring to the market this lovely mid-terraced three-bedroom home, tucked away in a quiet residential area on the outskirts of the historic market town of Axminster.

Front Of Property

Paved path leads to porch covered front door with outside light, laid to lawn area, flowerbed, outlook across small grassy area with established trees

Entrance Hallway

Stairs rising to first floor, door leading through to lounge, wall mounted fuseboard, radiator, ceiling light point

Lounge

uPVC double glazed window to front aspect, gas fireplace set within feature surround, built in understairs storage, radiator, ceiling light point

Kitchen/Diner

uPVC double glazed window to rear aspect, door leading to rear garden, range of wall and base units with worktop over and tiled splashback, 1.5 stainless steel drainer sink, integrated electric oven with gas hob and cookerhood over, space for fridge, space for dining area, radiator, ceiling light point

Utility Area

uPVC double glazed window to rear aspect, worktop with space under for 2 x domestic appliances, ceiling light point

Downstairs Cloakroom

Hand wash basin, low level WC, radiator, ceiling light point

Conservatory

uPVC double glazed windows to rear and side aspects, door leading to rear garden, wall light point

Landing

Doors leading to subsequent rooms, loft hatch, built in storage cupboard, radiator, ceiling light point

Bedroom 1

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 rear aspect, radiator, ceiling light point

Bathroom

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

Rear Garden

Timber fence enclosed, patio area, laid to lawn with gravel path leading to rear of garden, flowerbeds, pond, outside tap, wooden archway leading to further gravel area, rear access gate leading to garage and parking area

Garage & Parking

Private garage with extra parking to front





Location

Conveniently located within easy reach of Axminster town centre, residents can enjoy a range of local amenities including independent shops, cafés, restaurants, supermarkets and the town's popular weekly market. Excellent transport links are available via the mainline railway station, with direct services to Exeter Central and London Waterloo. The stunning Jurassic Coast, including the sought-after seaside towns of Lyme Regis and Seaton, is also within easy reach, offering beautiful beaches and a wealth of leisure opportunities.

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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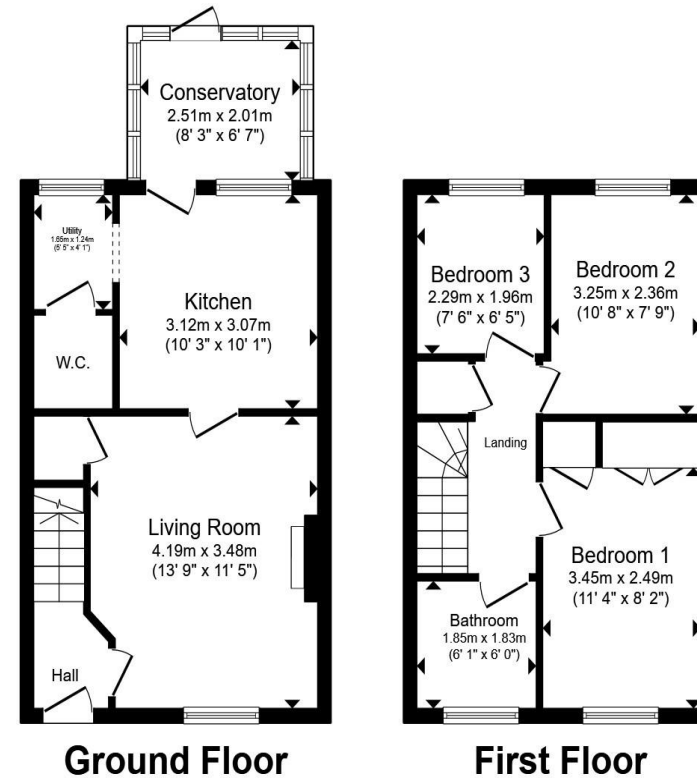
Catnip Close, Axminster

- THREE-BEDROOM HOME
- COUNCIL TAX BAND C
- SPACIOUS KITCHEN/DINER
- CONSERVATORY
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



Total floor area 71.4 m² (768 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:
AXM105133 - 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.

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