



Brookfield, Whitford Axminster EX13 7NW

welcome to

Brookfield, Whitford Axminster

Situated in a pleasant position within a quiet and popular village, this detached bungalow enjoys attractive gardens to both the front and rear, along with delightful open countryside views from the rear aspect.

Entrance Hall

Entered via wooden door with opaque glass panel inserts, built in coat cupboard, access to loft via hatch, radiator, ceiling light point

Lounge

Dual aspect with Upvc double glazed window to side aspect and door to rear aspect, opening to garden, multi-fuel burner, radiator, ceiling light point

Kitchen

Upvc double glazed window to front aspect, range of wall and base units with worksurface over and tiled splashbacks, integrated eye level electric oven, four ring gas hob (run off bottled gas) with cookerhood over, drainer sink with mixer taps, space for fridge and freezer, built in pantry cupboard, radiator, ceiling light point

Utility Room

Upvc double glazed window and door opening to side aspect, worksurface, drainer sink with mixer taps, space and plumbing for washing machine, radiator, ceiling light point, door leading into integrated garage

Bedroom One

Upvc double glazed window to side aspect, radiator, ceiling light point

Bedroom Two

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

Bedroom Three / Dining Room

Upvc double glazed window to side aspect, radiator, ceiling light point

Bathroom

Upvc double glazed opaque glass window to side aspect, panel bath with electric shower over, low level WC, wash hand basin, heated towel rail, ceiling light point, cupboard housing water tank with storage space

W.C.

Upvc double glazed opaque glass window to side aspect, low level WC, wash hand basin, radiator, ceiling light point

Garage

integrated garage accessed via up and over door from driveway with access into utility room, power and light, oil boiler

Front Garden

Driveway for multiple vehicles, laid to lawn with a range of mature plants and trees, timber shed with electric, gated access to rear garden

Rear Garden

Enclosed rear garden with gated access to the front, open countryside views to the rear, main laid to patio with decorative gravel seating areas, raised vegetable and flower beds, timber shed and green house, both with electricity

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





view this property online fox-and-sons.co.uk/Property/AXM105066



welcome to

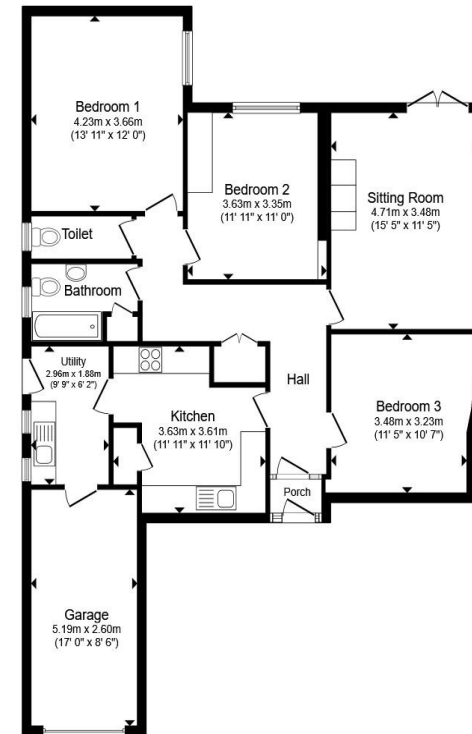
Brookfield, Whitford Axminster

- COUNCIL TAX BAND = E
- GARDENS TO FRONT AND REAR
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- GARAGE
- OPEN COUNTRYSIDE VIEWS TO THE REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£425,000



Ground Floor

Total floor area 112.5 m² (1,211 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



view this property online fox-and-sons.co.uk/Property/AXM105066



Property Ref:
AXM105066 - 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.



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk