

5 Flax Meadow Lane

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, Axminster, EX13 5FH

Axminister Station: 1.2 miles; Chard: 6.6 miles; Lyme Regis Beach: 6.1 miles What3Words- ///clues.unlocking.keys

A well-presented three-bedroom terraced home, featuring a superb extended kitchen/breakfast room, ensuite to the main bedroom and a good-sized enclosed rear garden. Further benefits include a single garage.

- Three bedrooms
- Spacious sitting room
- Family bathroom
- Single garage
- Freehold
- Extended impressive kitchen
- Ensuite
- Pretty garden
- No onward Chain
- Council Tax Band C

Guide Price £280,000

SITUATION
The property is situated on a popular development within easy reach of the centre of the market town of Axminster and providing easy access to main routes to Dorset, Somerset and further into East Devon. Axminster has a good range of shops and services including a mainline railway station on the Waterloo line.
The Jurassic coastline with various towns and villages including Lyme Regis, Seaton, Charmouth & Beer are all within a short drive. The cathedral city of Exeter and Somerset county town Taunton are both approximately half an hours drive away.
DESCRIPTION
5 Flax Meadow Lane is a well-presented terraced house offering spacious and modern accommodation, enhanced by a superb ground-floor extension that creates an impressive kitchen/breakfast room.
The entrance hall leads through to the principal ground-floor rooms, including a comfortable and bright sitting room. A real highlight of the property is the extended kitchen/breakfast room, which provides a fantastic space for everyday family life and entertaining. Generously proportioned and thoughtfully arranged, there is ample room for cooking, dining and relaxing, with the extension giving the space a light, open and sociable feel. A useful downstairs cloakroom completes the ground-floor accommodation.
On the first floor are three well-proportioned bedrooms, with bedroom one benefiting from its own ensuite shower room. The remaining two bedrooms are served by the family bathroom, fitted with a bath with shower over, WC and wash hand basin.
OUTSIDE
The property is approached via a pedestrian pathway, with a small graveled frontage garden providing an attractive frontage, benefitting from views across the river. To the rear is a lovely established garden, fully enclosed by fencing to create a private and secure outdoor space.
A gate from the rear garden provides access to a paved communal courtyard, where the property benefits from a single garage, positioned at the left-hand end of a block.
SERVICES
All mains services connected. Gas-fired central heating.
Standard, superfast and ultrafast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ofcom). EPC C



















IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

