

Charter Road,Axminster EX13 5GR

fox & sons

welcome to

Charter Road, Axminster

Fox & Sons are delighted to bring to the market this immaculately presented home which has been cleverly re-configured to create a 5/6 bedroom property

Outside Space To Front
Enclosed with low timber fencing, patio seating area enjoying countryside views

Entrance Hallway - First Floor
Entered via composite door with opaque glass insert, Upvc double glazed window, stairs to second and ground floor, radiator, ceiling light point

Bedroom 1
14' x 10' 9" (4.27m x 3.28m)
Upvc double glazed doors opening onto balcony, access to loft space via hatch, ceiling light point, radiator

Bedroom 4
13' 11" x 8' 5" (4.24m x 2.57m)
Upvc double glazed window, radiator, ceiling light point

Bedroom 5
11' 8" x 10' 1" (3.56m x 3.07m)
Upvc double glazed french doors opening to 'Juliette balcony', built in double wardrobes, radiator, ceiling light point

Study/Bedroom 6
8' 11" x 8' (2.72m x 2.44m)

Shower Room
Walk in double shower cubicle, low level WC, wash hand basin, heated towel rail, ceiling light point, extractor fan

Hallway - Ground Floor
Upvc double glazed window and door opening to outside space, stairs rising to first floor, spot lighting, radiator

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

Open Plan Living Area:
Lounge
15' 4" x 11' 8" (4.67m x 3.56m)
Upvc double glazed french doors opening to patio seating area to front of property, radiator, ceiling light point
(Open to Kitchen)

Kitchen/Diner
14' x 19' 7" (4.27m x 5.97m)
Upvc double glazed window to rear aspect, Upvc double glazed patio doors leading to outside patio area, full range of wall and base units with worksurface over extending to splashbacks, integrated appliances to include fridge freezer, dishwasher, eye level double oven and 5 ring gas hob with extractor hood over, ceiling light points, dining space
(Open to Lounge)

Utility Room
Upvc double glazed opaque glass window, range of base units with worksurface over and tiled splashbacks, drainer sink, space and plumbing for washing machine and tumble dryer, ceiling light point, radiator, extractor fan

Landing - Second Floor
Upvc double glazed window, ceiling light point, access to loft space via hatch

Bedroom 2
11' 9" x 8' 11" (3.58m x 2.72m)
Upvc double glazed window, radiator, ceiling light point









Bedroom 3
11' 9" x 8' 10" (3.58m x 2.69m)
Upvc double glazed french doors opening to 'Juliette balcony', ceiling light point, radiator

Bathroom
Three piece bathroom suite comprising of panel bath with shower over and glass shower screen, low level WC and wash hand basin, heated towel rail, extractor fan, ceiling light point

Rear Garden
Enclosed with stone wall and timber fencing with gated access, low maintenance garden with decorative gravel with flower bed boarder (AGENTS NOTE - hot tub to remain by separate negotiation)

Parking
Three allocated parking spaces

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

welcome to

Charter Road, Axminster

- 5/6 BEDROOMS
- COUNCIL TAX BAND E
- ACCOMMODATION OVER THREE FLOORS
- SPACIOUS OPEN PLAN LOUNGE, DINER, KITCHEN
- REAR GARDEN PLUS PATIO SEATING TO FRONT

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£459,950



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.focalagent.com

view this property online fox-and-sons.co.uk/Property/AXM105231

The Property Ombudsman

Property Ref:
AXM105231 - 0004

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

01297 32323

axminster@fox-and-sons.co.uk

West Street, AXMINSTER, Devon, EX13 5NU

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.