

Brewer Avenue,Axminster EX13 5FT

fox & sons

welcome to

Brewer Avenue, Axminster

Fox & Sons are delighted to bring to the market this beautifully presented three-bedroom mid-terraced home - a property that perfectly balances modern style with warmth and comfort — conveniently located on the outskirts of the market town of Axminster.

Front Of Property
Paved path, bordered by decorative gravel and established planting, leads to front door with outside lighting

Entrance Hallway
Entered via uPVC front door with opaque double glazed panel, stairs rising to first floor, doors leading to subsequent rooms, wall mounted fuseboard, radiator, ceiling light point

Downstairs Wc
uPVC opaque double glazed window to front aspect, hand wash basin with tiled splashback, low level WC, radiator, ceiling light point

Lounge
uPVC double glazed double doors with full height windows to rear aspect leading to garden, built in under stairs storage cupboard housing water tank, radiators, ceiling light point (space for dining area also)

Kitchen
uPVC double glazed window to front aspect, range of contemporary wall and base units with worktop over , integrated mid-height electric oven, gas hob with cooker hood over, 1.5 stainless steel drainer sink, space for fridge/freezer, washing machine and dishwasher, spotlights

Landing
Loft hatch, doors leading to subsequent rooms, ceiling light point

Master Bedroom
uPVC double glazed window to front aspect, built in double wardrobe, radiator, ceiling light point

En-Suite
uPVC opaque double glazed window to front aspect, shower, hand wash basin, low level WC, part tiled walls, radiator, spotlights

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
Panel bath with shower over, hand wash basin, low level WC, part tiled walls, heated towel rail, spotlights

Garden
Timber fence enclosed, paved patio area with decorative gravel, outside lighting, timber storage shed, access to garage via rear gate and pathway

Garage
Garage with up and over door, power and lighting

Location
Situated on the outskirts of the historic market town of Axminster, which offers a host of local shops and amenities, including larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Seaton, Lyme Regis and Charmouth offer further amenities, along with stunning scenery and beautiful beaches.









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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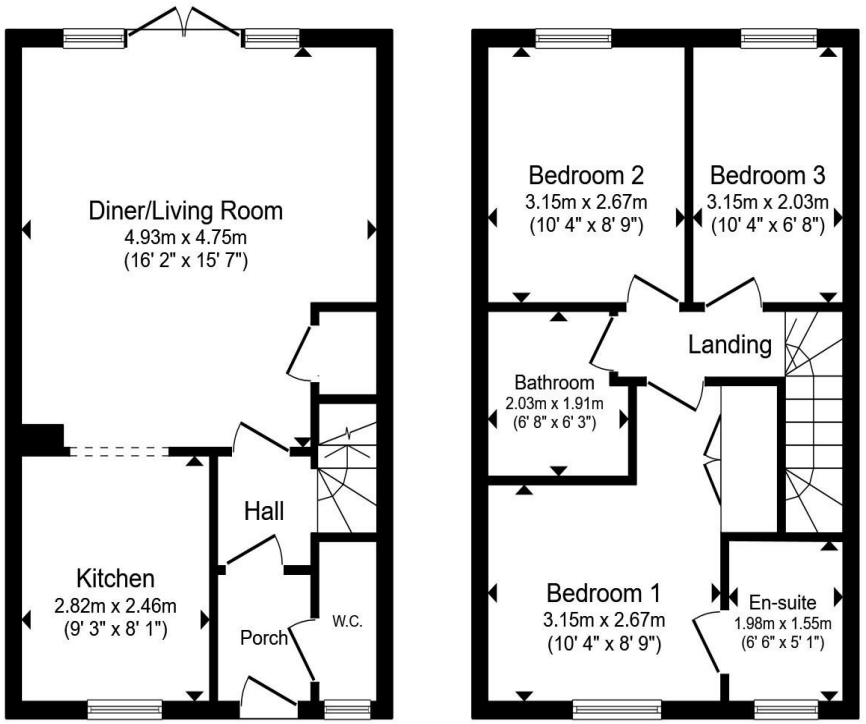
welcome to

Brewer Avenue, Axminster

- THREE BEDROOM HOME
- COUNCIL TAX BAND C
- BRIGHT & SPACIOUS OPEN PLAN LIVING TO GROUND FLOOR
- BEAUTIFULLY PRESENTED
- MASTER BEDROOM WITH EN-SUITE

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

£270,000



Total floor area 77.2 m² (831 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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The Property Ombudsman

Property Ref:
AXM105127 - 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.

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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.