



**Alexandra Road, Axminster EX13 5PR**

**welcome to**

## **Alexandra Road, Axminster**

Fox & Sons are delighted to bring to the market this two bedroom mid-terraced home, bursting with character, charm, and period features, conveniently located close to the centre of the historic market town of Axminster benefiting from Garage and Parking

### **Front Of Property**

Paved driveway to front of property, outside lighting

### **Entrance Porch**

Entered via uPVC front door, wall mounted fuseboard, wooden door with stained glass panel leading through to:

### **Entrance Hallway**

Stairs rising to first floor, radiator, ceiling light point with ceiling rose

### **Dining Room**

Exposed brick fireplace with log burner, picture rail, radiator, spotlights, arched doorway leading through to:

### **Lounge**

uPVC double glazed bay window to front aspect, log burner set within wooden surround, picture rail, radiator, ceiling light point with ceiling rose

### **Kitchen**

uPVC double glazed window to rear aspect, uPVC door leading to rear garden, contemporary 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 under counter fridge, built in shelves, radiator, ceiling light point, spotlights

### **Utility/Study**

uPVC double glazed windows to side and rear aspects, worktop with space underneath for 3 x domestic appliances, built in desk and wall cupboards, built in storage cupboard, radiator, spotlights

### **Landing**

Stairs rising to second floor. doors leading to subsequent rooms, ceiling light point with ceiling rose

### **Bedroom 1**

Two uPVC double glazed windows to front aspect with views to countryside beyond, cast iron fireplace, two recesses currently used as clothes hanging space, radiators, ceiling light point with ceiling rose

### **Bedroom 2**

uPVC double glazed window to rear aspect, cast iron fireplace, built in under stairs storage, radiator, ceiling light point with ceiling rose

### **Bathroom**

uPVC opaque double glazed window to rear aspect, panel bath with shower over, hand wash basin, low level WC, part tiled walls, built in storage housing wall mounted boiler, radiator, ceiling light point

### **Loft Room**

Skylight windows to front aspect with views to countryside beyond, skylight window to rear aspect, feature beams, ceiling light point with ceiling rose

### **Rear Garden**

The enclosed rear garden has been thoughtfully landscaped to create a private and peaceful haven, featuring a combination of decking, a paved patio area, and a neatly maintained lawn. Established trees, plants and flowers bring colour and texture throughout the seasons, while an outbuilding sits at the far end of the garden — perfect for storage or potential hobby use. A paved pathway leads to a rear gate, providing convenient access to the parking area and the property's garage



## Garage

Private garage located towards the rear of the property



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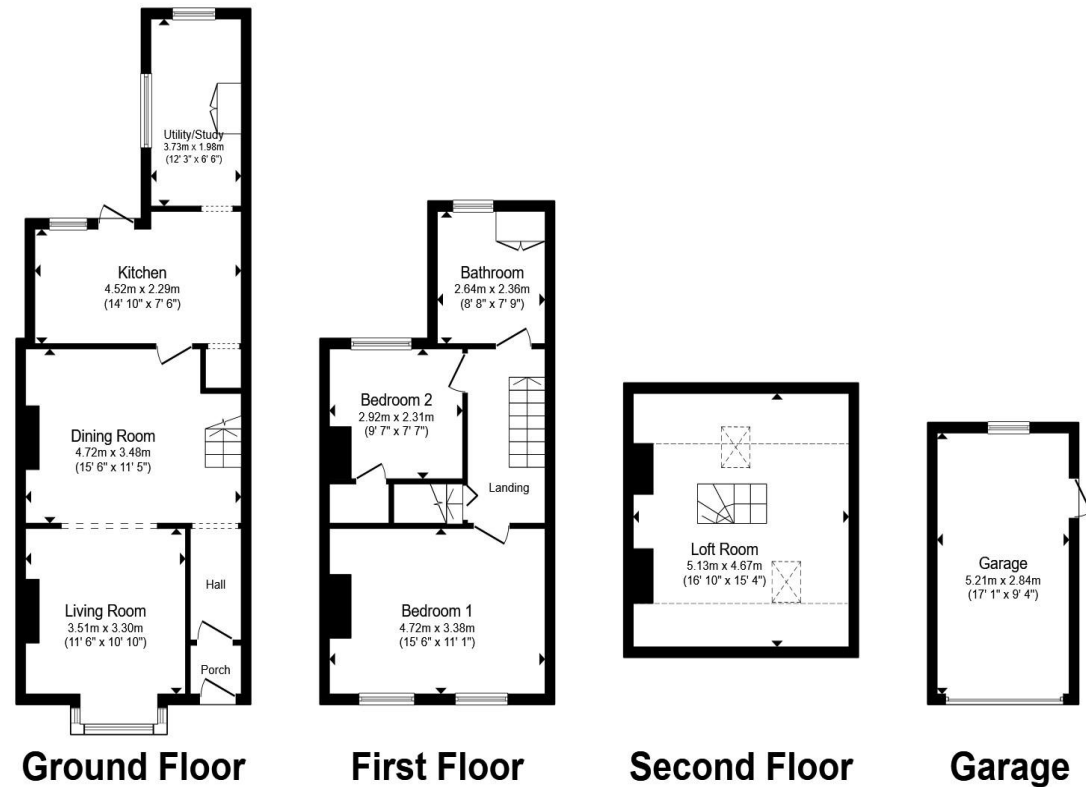
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## Alexandra Road, Axminster

- COUNCIL TAX BAND B
- TWO BEDROOMS PLUS LOFT ROOM
- GARAGE & DRIVEWAY
- DINING ROOM & LOUNGE
- CENTRALLY LOCATED

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

**£275,000**



Total floor area 130.6 m<sup>2</sup> (1,405 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](http://www.propertybox.io)



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Property Ref:  
AXM105075 - 0003

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