



Petre Street, Axminster EX13 5FY

welcome to

Petre Street, Axminster

Fox & Sons are delighted to bring to the market this beautifully presented three-bedroom end-terraced home, tucked away on a quiet residential street and conveniently located on the outskirts of the historic market town of Axminster.

Front Of Property

Paved path leading to porch covered front door with outside lighting, decorative gravel feature areas with established plants

Entrance Hallway

Entered via uPVC front door with spy hole, wall mounted fuseboard, stairs rising to first floor, doors leading to subsequent rooms, smoke alarm, radiator, ceiling light point

Downstairs Cloakroom

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

Kitchen Area

uPVC double glazed window to front aspect, range of contemporary wall and base units with worktop over and tiled splashback, integrated induction hob with cooker hood over, integrated mid-height oven and grill, integrated washing machine and dishwasher, boiler housed in wall mounted cupboard, 1.5 drainer sink, spotlights, kitchen island with breakfast bar and extra cupboard storage, open to:

Lounge Area

uPVC double glazed window to side aspect, under stairs storage cupboard housing water tank, radiators, ceiling light point, open to:

Conservatory Area

uPVC double glazed windows on two sides, ceiling blinds, double doors leading to rear garden, ceiling light point

Landing

Hatch providing loft access with ladder, doors

leading to subsequent rooms, smoke alarm, ceiling light point

Master Bedroom

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

En-Suite

uPVC opaque double glazed window to front aspect, walk in shower, hand wash basin, low level WC, part tiled walls, extractor fan, heated towel rail, ceiling light point

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, low level WC, hand wash basin, part tiled walls, extractor fan, heated towel rail, spotlights

Rear Garden

Featuring a paved patio area perfect for al fresco dining, alongside a neatly laid astro-turf lawn with feature slate shingle decorative areas. Raised beds with established trees and mature planting, timber fence enclosed, door providing access to garage, outside lighting, paved path leading to gate allowing access to driveway and front of property

Garage And Parking

Private driveway, with outside tap, leading to garage with up and over door, power and lighting





Location

Situated on the edge of the popular 'Mill Brook Green' development on the outskirts 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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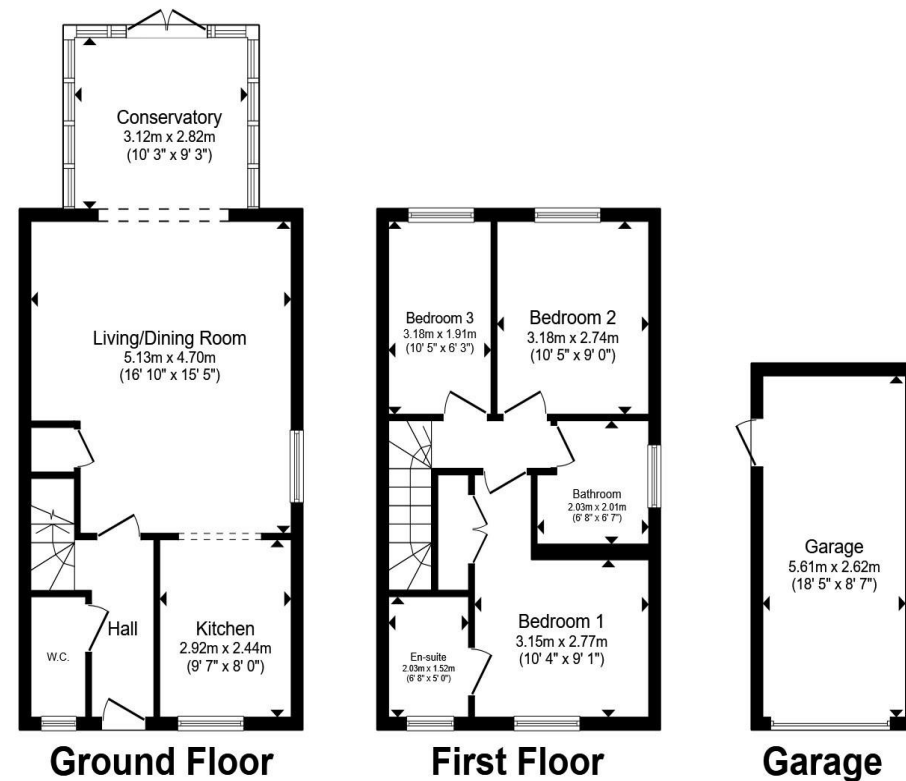
Petre Street, Axminster

- THREE-BEDROOM HOME
- COUNCIL TAX BAND C
- OPEN PLAN DOWNSTAIRS ACCOMMODATION
- MASTER BEDROOM WITH EN-SUITE
- REAR ENCLOSED GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£305,000



Total floor area 100.5 m² (1,082 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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Property Ref:
AXM104168 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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