



**Shand Park, Axminster EX13 5NG**



**welcome to**

## **Shand Park, Axminster**

Charming two-bedroom mid-terrace home with garage and attractive rear garden, ideally situated for Axminster's amenities and transport links. Ready to enjoy yet offering scope to modernise. No onward chain.

### **Entrance Hall**

Entered via Upvc double glazed door, radiator, ceiling light point (open to kitchen)

### **Kitchen**

Upvc double glazed window to front aspect, range of wall and base units with worksurface over and tiled splashback, space and plumbing for a range of domestic appliances, integrated eye level double oven, four ring electric hob with cooker hood over, drainer sink with mixer taps, strip lighting

### **Lounge**

Upvc double glazed window and door to rear garden, stairs rising to first floor, radiator, ceiling light point

### **Landing**

Access to loft via hatch, ceiling light point

### **Bedroom One**

Upvc double glazed window to rear aspect, cupboard housing combi boiler with ample storage space, radiator, ceiling light point

### **Bedroom Two**

Upvc double glazed window to front aspect, radiator, ceiling light point

### **Bathroom**

Upvc double glazed opaque glass window to front aspect, panel bath with shower off the taps, low level WC, wash hand basin, radiator, ceiling light point

### **Garden**

Enclosed rear garden with gated access to the rear, laid to lawn with patio and decorative gravel seating area, range of mature plants and shrubs

### **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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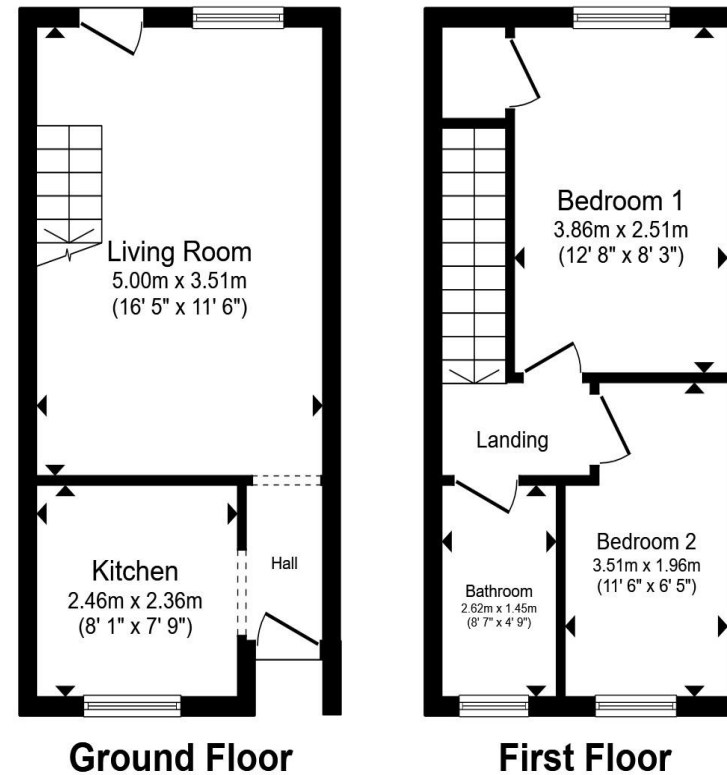
## Shand Park, Axminster

- COUNCIL TAX BAND = B
- NO ONWARDS CHAIN
- GARAGE??
- COUNTRYSIDE VIEWS TO REAR
- TWO BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£175,000**



Total floor area 51.7 m<sup>2</sup> (556 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:  
AXM105258 - 0006

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