

Fosseway Close,Axminster EX13 5LW

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welcome to

Fosseway Close, Axminster

Enjoying an elevated position with lovely views across the town and towards the surrounding countryside, this attractive bungalow is offered to the market with no onward chain.

Entrance Hall
Entered via uPVC double glazed opaque glass door with opaque glass window to side, cupboard housing combi boiler with storage space, consumer unit (replaced 2026), ceiling light point

Lounge
uPVC double glazed window to front aspect enjoying views over the town stretching towards the countryside, feature fire surround, radiators, ceiling light point

Kitchen
uPVC double glazed window and door opening to side aspect, range of wall and base units with worksurface over and tiled splashbacks, one and a half bowl drainer sink with mixer taps, washing machine, electric oven with pull out cooker hood over, pantry cupboard, ceiling light point

Lobby
Access to loft via hatch (partially boarded with pull down ladder) airing cupboard, ceiling light point

Bedroom One
UPVC double glazed garden to rear aspect, built in wardrobes, radiator, ceiling light point

Bedroom Two
uPVC double glazed window and door to rear aspect, fitted draws and wardrobes, radiator, ceiling light point

Bathroom
uPVC double glazed opaque glass window to side aspect, bathroom suite comprising panel bath with mixer taps, corner shower cubicle with electric shower, low level C, wash hand basin, heated towel rail, wall mounted electric heater, ceiling light point

Front Garden
Laid to lawn with mature plants and shrubs

Rear Garden
Enclosed rear garden with gated access to the front, laid to lawn with a range of mature plants and shrubs, patio seating area, shed and greenhouse to remain

Garage And Parking
Single garage accessed via up and over door from driveway (door replaced in 2026) with secondary door opening to rear garden, power and light. Driveway parking to front of garage

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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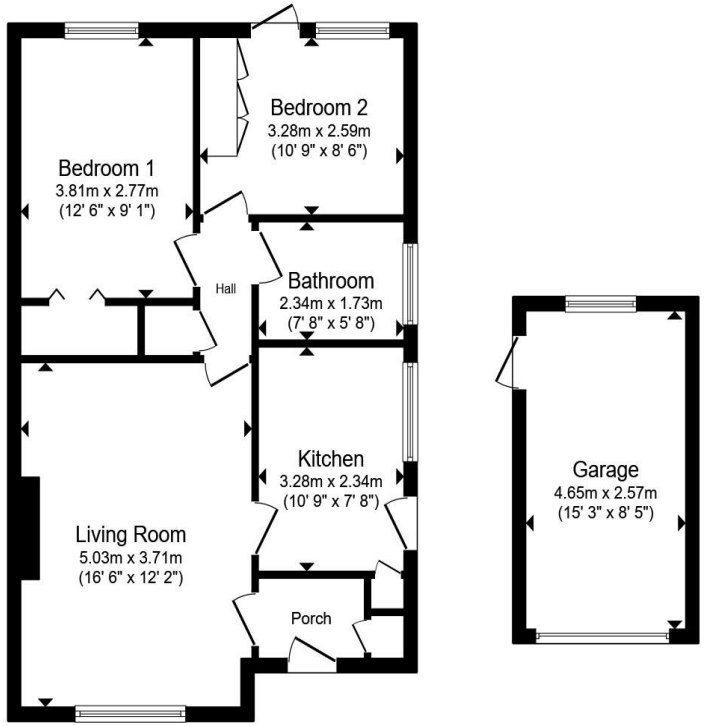
welcome to

Fosseway Close, Axminster

- COUNCIL TAX BAND = C
- NO ONWARDS CHAIN
- GARAGE AND DRIVEWAY PARKING
- PRETTY REAR GARDEN WITH SHED AND GREENHOUSE
- BEAUTIFUL VIEWS TO THE FRONT

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

£300,000



Floor Plan **Garage**

Total floor area 70.1 m² (755 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:
AXM105318 - 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.

fox & sons

01297 32323

axminster@fox-and-sons.co.uk

West Street, AXMINSTER, Devon, EX13 5NU

fox-and-sons.co.uk

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