



**Cloakham Drive, Axminster EX13 5GT**

**welcome to**

## **Cloakham Drive, Axminster**

Fox & Sons are delighted to bring to the market this beautifully presented and wonderfully spacious elegant link-detached home, conveniently located on the outskirts of the historic market town of Axminster.

### **Entrance Hallway**

Entered via uPVC double glazed door, stairs rising to first floor with under-stair storage cupboard, tiled flooring, radiator, ceiling light point

### **Utility WC**

Low level WC, wash hand basin, cupboard housing megaflor and integrated washing machine, spotlighting, extractor fan, tiled flooring, radiator

### **Lounge**

10' 11" x 15' 7" plus bay ( 3.33m x 4.75m plus bay )  
Double aspect with uPVC double glazed box bay window to front and further uPVC double glazed windows to side aspect, radiator, ceiling light points

### **Kitchen/Diner**

15' 6" plus bay x 11' 6" max ( 4.72m plus bay x 3.51m max )  
Double aspect with uPVC double glazed box bay window to front aspect, uPVC double glazed window to side, and patio doors opening to garden. Range of wall and base units with work surface over, integrated appliances to include fridge freezer, dishwasher, double oven, gas hob with cooker hood over, spot lighting, radiator

### **Landing**

uPVC double glazed window to front aspect, access to loft via hatch, radiator, ceiling light point

### **Master Bedroom**

9' 1" plus bay x 12' 1" max ( 2.77m plus bay x 3.68m max )  
uPVC double glazed box bay window to front aspect, built-in double wardrobe, radiator, ceiling light point

### **En-Suite**

uPVC double glazed opaque glass window to side aspect, shower cubicle, low level WC, wash hand basin with tiled splashback, heated towel rail, spot lighting, extractor fan

### **Bedroom 2**

8' 6" plus bay x 10' 11" max ( 2.59m plus bay x 3.33m max )  
Dual aspect with uPVC double glazed box bay window to front aspect and uPVC double glazed window to side aspect, radiator, ceiling light point

### **Bedroom 3**

10' 11" x 6' 10" ( 3.33m x 2.08m )  
uPVC double glazed window to side aspect, radiator, ceiling light point

### **Bathroom**

Three piece bathroom suite comprising of panel bath with shower over and glass shower screen, low level WC and wash hand basin with tiled splashbacks, heated towel rail, spotlighting, extractor fan

### **Garden**

Situated to the side of the property, fully enclosed with a combination of stone wall and timber fence with gated access to driveway, laid to astro turf with further paved seating area, wall mounted electric light, water tap and power socket

### **Garage**

Accessed via up and over door from driveway





### **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.

### **Agent's Note**

The vendor has advised that all the blinds will be included



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## Cloakham Drive, Axminster

- THREE BEDROOM HOME
- COUNCIL TAX BAND C
- SPACIOUS KITCHEN/DINER
- MASTER BEDROOM WITH EN-SUITE
- ENCLOSED REAR GARDEN

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

offers in excess of

**£315,000**



Total floor area 92.0 sq.m. (990 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
AXM105061 - 0003

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