



Three Acre Close, Axminster EX13 5GJ

welcome to

Three Acre Close, Axminster

A beautifully presented three-bedroom home, perfectly nestled in a peaceful tucked-away position on the outskirts of the historic market town of Axminster, boasting far-reaching countryside views and an irresistible sense of tranquillity.

Entrance Hallway

Entered via uPVC double glazed door, stairs rising to first floor, radiator, ceiling light point

Lounge

14' x 11' 1" (4.27m x 3.38m)

uPVC double glazed window to front aspect, understair storage cupboard, radiator, ceiling light point

Kitchen/Diner

14' 6" x 10' (4.42m x 3.05m)

uPVC double glazed windows and door opening to rear garden, range of wall and base units with worksurface over and tiled splashback, integrated electric oven with gas hob and cooker hood over, space and plumbing for washing machine and upright fridge freezer, drainer sink with mixer taps, radiator, ceiling light points, dining space

Downstairs Cloakroom

Low level WC, wash hand basin vanity unit, radiator, ceiling light point

Landing

Access to loft space via hatch, storage cupboard with shelving, ceiling light point

Master Bedroom

13' 4" max x 8' 2" (4.06m max x 2.49m)

uPVC double glazed window to front aspect, fitted wardrobes with a range of hanging and shelved storage, radiator, ceiling light point

Bedroom 2

10' 9" x 7' 10" (3.28m x 2.39m)

uPVC double glazed window to rear aspect, radiator, ceiling light point

Bedroom 3

7' 5" x 6' 5" (2.26m x 1.96m)

uPVC double glazed window to rear aspect, radiator, ceiling light point

Bathroom

uPVC double glazed opaque glass window to front aspect, panel bath with shower over, low level WC, wash hand basin, heated towel rail, spot lighting

Rear Garden

Enclosed rear garden with gated side access, laid to lawn with patio seating area, outside plug sockets and tap

Parking

Allocated parking space

Agent's Note 1

This property is subject to a Section 106 restriction and is therefore being sold at 80% of open market value to someone with a local connection to Devon, Dorset or Somerset - please call Fox and Sons for more information

Agents Note 2

Please be advised that there is a management fee payable to First Port who manage the Millbrook Meadows development. We have been advised that the annual cost (from 26/09/2025 - 31/08/2026) is £364.46 - this covers general maintenance, landscaping and a reserve fund. Please call Fox and Sons for more information





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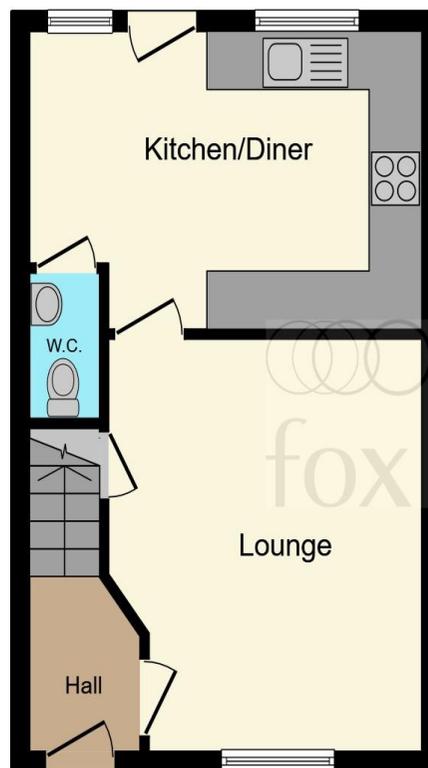
Three Acre Close, Axminster

- SEMI DETACHED THREE BEDROOM HOME
- COUNCIL TAX BAND C
- SUBJECT TO A SECTION 106
- PLEASANT LOCATION OVERLOOKING THE GREEN
- ENCLOSED REAR GARDEN

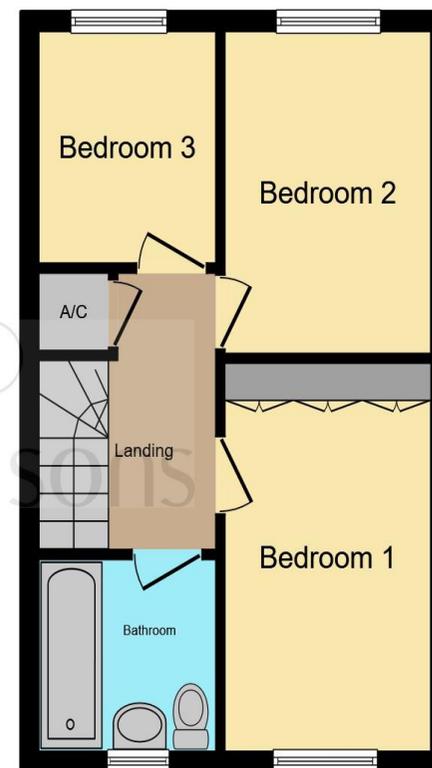
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£230,000



Ground Floor



First Floor

Total floor area 66.4 m² (714 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.focalagent.com

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Property Ref:
AXM105067 - 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.

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