



John  
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Chard Road, Axminster, Devon EX13 5EG

£215,000 Freehold





## PROPERTY DESCRIPTION

A beautifully presented and charming two bedroomed Cottage, which has been impressively updated and improved, including the ground floor being tanked with a damp proof membrane, replastered ceilings, a full re-wire, a new boiler, replacement radiators, refitted kitchen and bathroom, and there is a new wood burning stove in the sitting room.

This delightful Cottage briefly comprises; front door into sitting room with Inglenook style fireplace, fitted with a log burning stove, a wide archway through to an extremely well presented fitted kitchen/ dining room with a curving staircase rising to the first floor. At the rear of the kitchen, there is a utility area with a glazed door giving access to the side and rear garden. On the first floor, there are two good sized double bedrooms and an impressively refitted bathroom that has a shower as well as a bath.

Outside, there is a gravelled courtyard style garden to the side with a garden shed, with the gravelled area continuing round to the rear of the property, giving access to the utility room. There is on street parking directly outside the property. The property has colour washed rendered elevations under an interlocking tiled roof and has the usual attributes of double glazed windows and gas fired central heating.

## FEATURES

- Two Double Bedrooms
- Stylishly Fitted Kitchen/ Dining Room
- Stylishly Fitted Bathroom
- Beautifully Presented Throughout
- Recently Updated & Improved
- Charming Cottage
- Double Glazed Windows
- Gas Fired Central Heating
- Feature Inglenook Style Fireplace
- Council Tax Band B





## ROOM DESCRIPTIONS

### The Property:

Part decorative obscure glazed door into: -

### Living Room

Dual aspect, with windows to the front and rear. Feature inglenook style fireplace, fitted with a multi fuel burner. Character ceiling beams. Radiator.

Large square archway through to: -

### Kitchen/ Dining Room

Window to front. Curving stairs to the first floor, with a good sized under stairs storage cupboard. Radiator.

The kitchen has been stylishly re-fitted to two sides, with a range of matching units with co-ordinating handles. L shaped run of work surface, with inset single bowl sink and drainer with mixer tap, with cupboards beneath including built in slim line dishwasher. Range cooker with extraction over.

Archway to: -

### Utility lean to-

Glazed door providing access to the side and rear garden. Window to side, and an internal window into the kitchen/ dining room. Short run of work surface with pace and plumbing for under counter washing machine. Space for free standing fridge freezer.

### First Floor Landing

Window to rear. Radiator. Hatch to roof space, which is boarded and insulated and has a ladder and light.

Doors off to: -

### Bedroom One

Window to front. Double doors to built in wardrobe. Double doors to built in airing cupboard with slatted shelves and a wall mounted Vaillant boiler for gas fired central heating and hot water. Radiator.

### Bedroom Two

Window to front. Radiator.

### Bathroom

Obscure glazed window to rear. The bathroom has been stylishly fitted with a full suite, comprising; corner bath with chrome taps and a handheld shower attachment. Shower cubicle with a fitted Triton electric shower and a glazed door. Close coupled WC with co-ordinating seat. Vanity style wash hand basin with chrome mixer tap, with cupboards beneath.

### Outside

The property is approached via a pedestrian timber gate, which leads through to a gravelled courtyard style garden, which offers a lovely private setting for outside entertaining and al fresco dining. The gravelled area continues round to the rear of the property, providing access to the utility room and a log store.

There is on street parking available directly outside the property

### Council Tax

East Devon District Council; Tax Band B - Payable 2024/25: £1,973.36 per annum.

### Axminster

The beautiful market town of Axminster is set on the River Axe within the East Devon Area of Outstanding Natural Beauty, and is filled with traditional charm and character.

With its quaint villages and unspoilt countryside, and just a few miles inland from the Jurassic Coast World Heritage Site, Axminster is the perfect place to unwind and get back to nature.

With excellent rail links to London and Exeter, Axminster is a very popular town, with the best of Devon and Dorset on its doorstep.

### Disclaimer

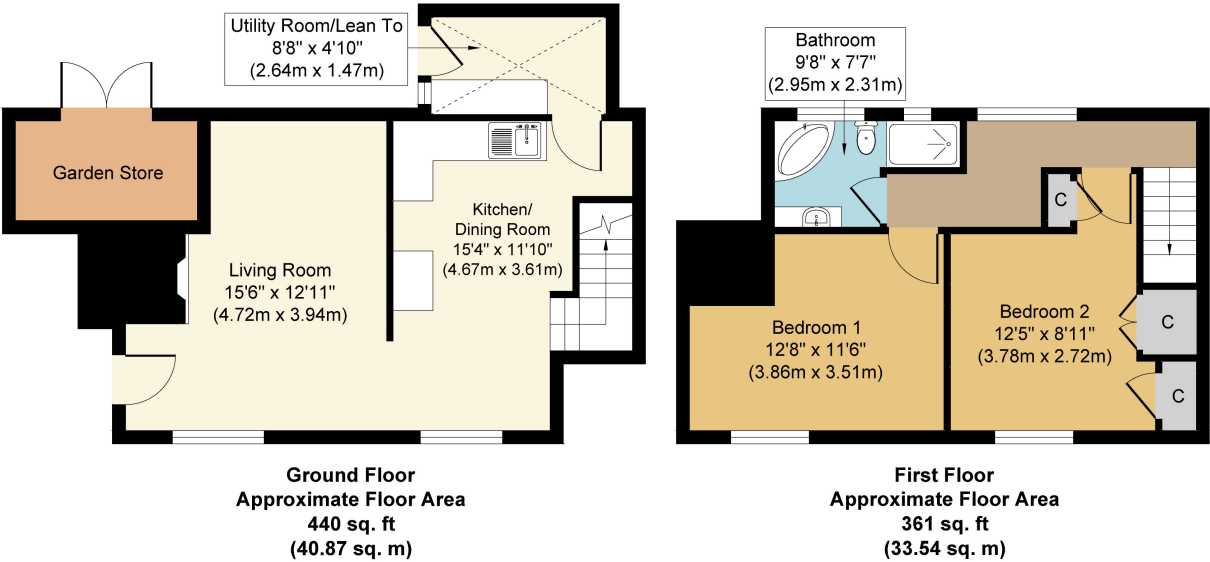
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195  
Client Money Protection provided by Propertymark: C0124251



Approx. Gross Internal Floor Area 801 sq. ft / 74.41 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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