

A modern single-story house with a stone and dark blue exterior, a garage, and a lawn. The house features a dark brown tiled roof with white guttering. The main facade is made of light-colored stone blocks, with dark blue horizontal panels on the garage door and around the windows. There are two white-framed windows with light blue curtains. A small tree is planted in the lawn in front of the house. The sky is blue with scattered white clouds.

**John
Wood
& Co**

**Coast &
Country since 1977**

Woodbury Way, Axminster, Devon

£425,000 Freehold



PROPERTY DESCRIPTION

A recently renovated and improved three bedroomed detached bungalow, which is beautifully presented with the benefit of recently replaced windows and doors, a re-placement gas fired boiler, new radiators and new flooring throughout.

The spacious and flexible accommodation briefly comprises; entrance porch, stylishly fitted open plan living room/ dining room/ kitchen with a beautiful middle island and breakfast bar, rear porch, two good sized double bedrooms, one with a stylishly fitted en-suite shower room, a further single bedroom, and a stylishly re-fitted shower room.

Outside, there is a single garage with a useful utility area and a driveway providing ample onsite parking opportunities, and a large enclosed rear garden, which has a good sized area of lawn, an area of recently replaced patio and steps leading up to a raised patio which takes maximum advantage of the pleasing views. The rear garden provides a delightful and quiet setting for outside entertaining and al fresco dining.



FEATURES

- No Chain
- Detached Bungalow
- Three Bedrooms
- Onsite Parking
- Garage With Utility Area
- Recently Updated and Improved
- Beautifully Presented Throughout
- En-suite Shower Room
- Excellent Sized Enclosed Rear Garden
- EPC Rating C





ROOM DESCRIPTIONS

The Property: -

The bungalow can be accessed via a front door, which leads into an entrance porch or from the side porch, both lead to the superb open plan living room/ dining room/ kitchen, with the side porch also leading to the rear garden.

Open Plan Kitchen and Living/ Dining Room

Bi-folding door giving access to the rear garden. The kitchen is stylishly fitted with a range of matching wall and base units, fitted with a double oven and grill, a fridge freezer and a dishwasher. The kitchen also benefits from a large middle island with additional drawers and cupboards, together with an inset hob.

Bedrooms

There is an excellent sized double bedroom with a stylishly fitted en-suite shower room, which comprises; a vanity style wash hand basin, a close couple WC, a corner shower cubicle with sliding served doors and a heated ladder style towel rail.

There are two further bedrooms, a second double bedroom which benefits from bi-folding doors giving access to the rear garden and a third single bedroom.

Shower Room

The shower room has been stylishly fitted with an excellent sized walk in shower, a close coupled WC, a vanity style wash hand basin and a heated adder style towel rail.

Outside

The property is approached, over an entrance drive, which provides onsite parking and access to the garage. To one side of the property, a block paved path leads to the front door, and to the other side, a path leads to the side porch.

The front garden is open plan and laid to lawn, and attractively landscaped.

Garage

Electric door. Light and Power. Wall mounted gas fired boiler for central heating and hot water. Utility area with a short run of worksurface with inset sink with mixer tap, a cupboard beneath and space and plumbing for washing machine. Internal door to the entrance hall.

Rear Garden

The rear garden can be accessed from the open plan living room, the second double bedroom or the side porch, and is attractively landscaped, with areas of lawn and patio. Steps lead up to a raised patio which takes maximum advantage of the pleasing countryside views.

The rear garden provides a delightful, sunny and quiet setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band D- Payable for the 01/04/2025 to 31/03/2026 financial year is £2,537.16

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

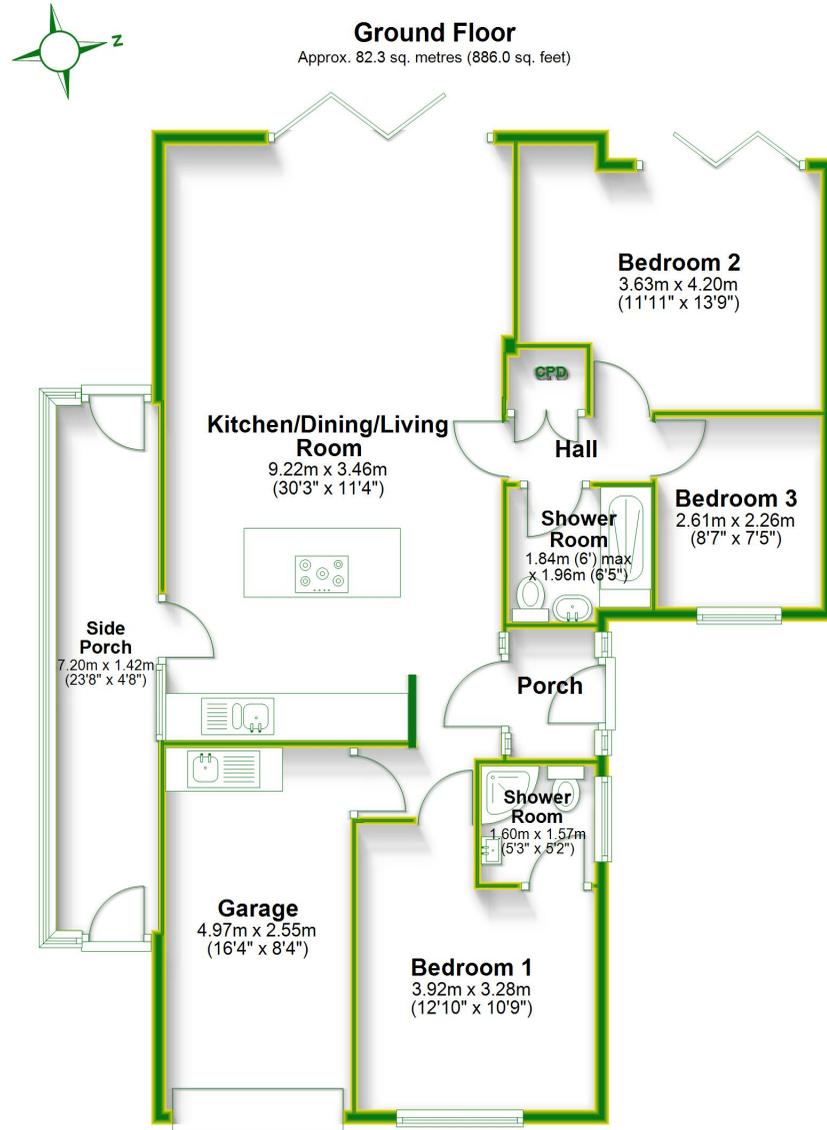
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

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



Total area: approx. 82.3 sq. metres (886.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

14 Woodbury Way, Axminster

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			