



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Cooks Lane, Axminster, Devon**

**£459,000 Freehold**





## PROPERTY DESCRIPTION

A spacious and most appealing two bedroomed detached bungalow, in a charming semi-rural location on the outskirts of Axminster and occupying an attractive plot with a range of mature planting, and offering an excellent degree of privacy. Constructed with colour washed rendered elevations under an interlocking tiled roof, with part Woolaway and part traditional constructed walls.

The spacious and well-presented accommodation briefly comprises; entrance porch, entrance hall, excellent sized living room with fireplace, kitchen, utility room, superb spacious conservatory, two good sized double bedrooms and a bathroom. There is also an integral garage. Outside, the enclosed front gardens have a newly resurfaced entrance drive and parking and turning area, with access to the garage and front door. At the rear, a good sized area of patio fronts a greenhouse, and a formal lawn area which is surrounded by mature trees and offers a quite delightful outside entertaining space. Of particular note, is the garden shed, which won an award at the 2007 Chelsea Flower Show.

## FEATURES

- Detached Bungalow
- Bright and Spacious
- Two Bedrooms
- Rear Garden Offering Privacy
- Conservatory
- Integral Garage
- Ample Onsite Parking
- EPC Rating C
- Semi-Rural Location
- Good Sized Plot





ROOM DESCRIPTIONS

**The Property:**  
This charming home has the usual attributes of double glazed windows and oil fired central heating.

**Ground Floor**  
Glazed front door into entrance porch, with window to front giving garden views.  
Obscure glazed door into: -

**Entrance Hall**  
Hatch to insulated roof space. Door to: -

**Living Room**  
Bay window and picture window to front, with an archway separating the seating and dining areas.  
Feature fireplace fitted with a multi fuel stove. Two radiators.

**Kitchen**  
Glazed patio doors giving access to the conservatory. The kitchen has been principally fitted to two sides, with a range of matching wall and base units with antique pine door and drawer fronts with co-ordinating handles. Run of laminate work surface, with inset single bowl stainless steel sink and drainer with mixer tap, cupboards beneath with space and plumbing for dishwasher. Splashback tiling with wall mounted cupboards over, including plate rack. Further run of work surface with inset space for electric cooker with ceramic hob and double oven beneath. Further cupboards and drawers beneath work surface, and matching wall cupboards over including extraction over cooker. Space for free standing fridge freezer.  
Door alongside, to a cupboard containing the pressurised hot water cylinder, controls for the solar panels and consumer control unit.

Door to :-

**Utility Room**  
Window and door to rear garden. Further run of matching work surface with storage space beneath. Full height unit. Shelves storage unit. Space and plumbing for washing machine. Space for tumble dryer. Further short run of work surface with storage beneath. Door into the integral garage.

Returning to kitchen, doors through to the: -

**Conservatory**  
A superb conservatory, which is glazed to three sides, with a high pitched polycarbonate roof.  
Doors to patio and garden. Twin radiators.

Returning to entrance hall, doors off to: -

**Bedroom One**  
Window to front with lovely garden views. Radiator.

**Bedroom Two**  
Window to rear with lovely garden views. Radiator. Door to built in wardrobe cupboard.

**Bathroom**  
Window to rear. White suite, comprising; concealed flush WC with co-ordinating seat, panel bath with mixer tap, shower attachment over and shower curtain. Vanity sink with mixer tap and cupboards beneath. Mirrored cupboard with pelmet lighting. Chrome ladder style towel rail. Electric heater. Full tiling to walls.

**Outside**  
The property is approached through a tarmac entrance drive, which provides ample onsite parking and a turning circle, and gives access to the front door and garage. The property is screened from the road with mature planting and high hedging, and features an area of lawn with an inset flower and shrub border, and provides a lovely setting for this property.

Steps lead down to the front door, and the path continues round to the side and rear garden, and an additional paved path leads down besides the garage.

**Integral Garage/ Workshop**  
Glazed window to rear garden. Electric roller shutter door. Light and power. Grant floor standing oil fired boiler for central heating and hot water.

**Rear Garden**  
At the rear, there is an extensive paved patio which leads round to the side and door back to the utility room and continues round to the other side of the conservatory giving a shaded paved area in front of the rear bedroom, and access to a substantial timber garden shed. The path then continues and returns to the front garden.

The paved area fronts mature planting, with a meandering path leading past a flower and shrub border, back to the main area of lawn, with a stepping stone path, which leads down to the feature garden shed, which was part of the 2007 Chelsea Flower Show.

On the other side of the conservatory, and facing the utility room, the patio has inset flower beds and further specimen planting, and two aluminium frames glazed greenhouses, ideal for the keen gardener.

The main lawn is edged at the rear by a range of fine mature trees and provides a quite delightful and exceptionally private rear garden, offering various opportunities for outside entertaining and al fresco dining.

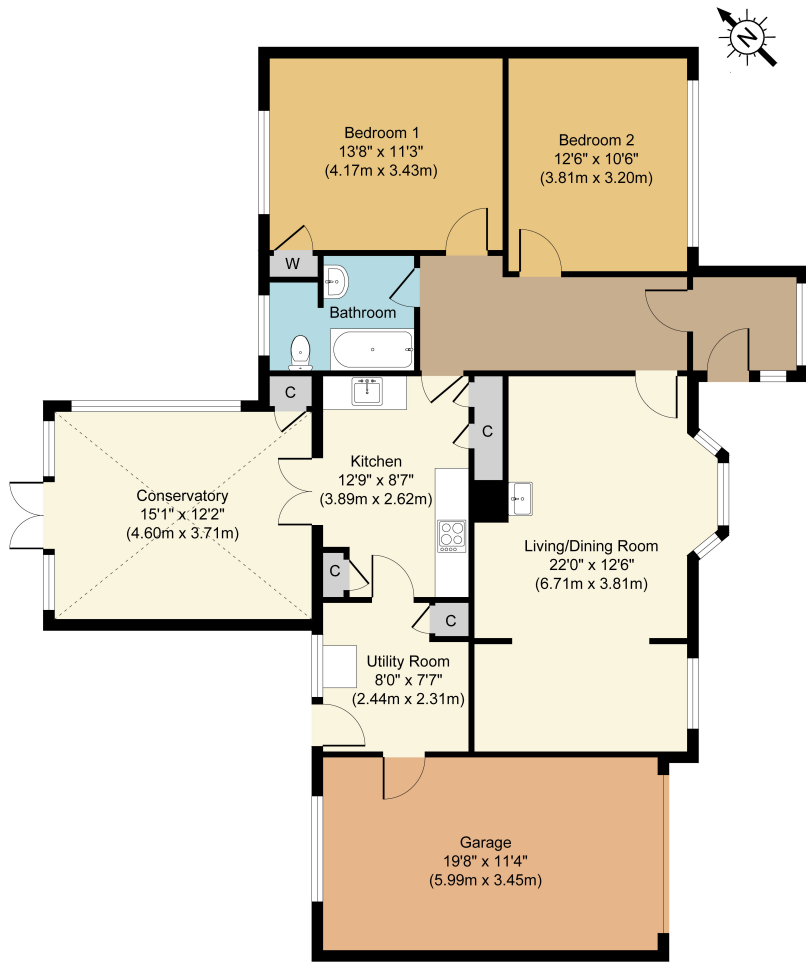
**Council Tax**  
East Devon District Council; Tax Band C - Payable 2024/25: £2,255.25 per annum.

**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.

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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





Approximate Floor Area  
1393 sq. ft  
(129.40 sq. m)

Approx. Gross Internal Floor Area 1393 sq. ft / 129.40 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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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			86
(69-80)	C		75	
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	