

**John
Wood
& Co**



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Woodbury Way, Axminster, Devon
£325,000 Freehold



PROPERTY DESCRIPTION

No Chain A bright and spacious three bedroomed detached bungalow, with the usual attributes of double glazed windows and gas fired central heating, benefiting from a garage, together with onsite parking, and a large attractive and private rear garden.

The accommodation includes: entrance porch, living/ dining room, kitchen, two good sized double bedrooms, a further single bedroom, a shower room, and a separate WC. Outside, there is an attractive open plan garden to the front, a driveway providing ample onsite parking, an attached single garage, together with a large enclosed rear garden, offering an excellent degree of privacy, areas of lawn and patio, and a shed.

The rear garden especially, makes a delightful setting for this property, and is an unusually large size for properties in Woodbury Way, and makes a lovely private space for alfresco dining and outside entertaining.

This property is presented in good order throughout, but would now benefit from some internal re-decoration and modernisation. There is potential for an extension or conservatory to be constructed off the living room, subject to the usual consents.

The property comes to the market with no onward chain, and would make a superb home.

FEATURES

- No Chain
- Detached Bungalow
- Three Bedrooms
- Large Garden
- Scope for Extension (Subject to consents)
- Side Porch
- Large Living Room/ Dining Room
- Garage
- Onsite Parking
- EPC Rating E





ROOM DESCRIPTIONS

The Property:

Half glazed front door with matching side panel into: -

Entrance Porch

Exposed stone walls. Obscure glazed inner window into shower room. Half obscure glazed door into: -

Entrance Hall

Radiator. Hatch to roof space. Double doors to cloaks cupboard, with hanging rail and shelf. Internal door to garage.

Door to: -

Kitchen

Internal window and door to side porch. The kitchen has been principally fitted to two sides, with a range of matching wall and base units. On one side of the kitchen, there is a run of work surface, with inset single bowl stainless steel sink and double drainer, with chrome mixer tap, cupboards beneath and above.. Space for cooker, with extraction above, and wall mounted cupboards. On the other side of the Kitchen, is a further run of work surface, with space and plumbing for washing machine beneath, under counter space for fridge, under counter space for freezer, and wall mounted cupboards above. Splash back tiling to walls. Radiator. Door leading to the :-

Side Porch

Windows to side. Feature exposed stone wall. Door to front, providing access to the driveway and garage. Door to rear, providing access to the rear garden.

Returning to the entrance hall, doors off to: -

Sitting / Dining Room

Large picture window to rear, providing beautiful views over the rear garden. Part glazed door providing access to the rear garden. Radiator.

Bedroom Two

Widow to front. Radiator.

WC

Obscure glazed window to side. Cream suite, comprising: close couple WC with wooden seat, pedestal wash hand basin, with chrome taps, and splash back tiling above. Radiator.

Returning to sitting room, door off to: -

Inner Hall

Double doors to airing cupboard, with slatted shelves and floor mounted Potterton boiler, for gas fired central heating and hot water.

Doors off to: -

Bedroom One

Large picture window to rear, providing pleasing views of the rear garden. Extensive range of built in wardrobes and cupboards. Radiator.

Bedroom Three

Window to front. Radiator.

Shower Room

Obscure glazed internal window to entrance porch. Cream suite comprising: close couple WC with wooden seat, pedestal wash hand basin with chrome taps, splash back tiling to walls. Corner shower cubicle, with glazed sliding shower door. Radiator.

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 lath leads to the side porch.

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

Garage

Up and over door. Light and Power. Internal door to the entrance hall.

Rear Garden

The rear garden can be accessed from the sitting/ dining room, and the side porch, and is beautifully presented, with areas of lawn and patio, with steps leading up to a vegetable growing area, with mature trees and plants, and a shed.

The lovely rear garden, offers an excellent degree of privacy, and a delightful setting for the property, with ample opportunity for outside entertaining and alfresco dining, and provides the scope for extending the property, or constructing a conservatory, subject to all the usual consents.

Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,256.99 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

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

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.

Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

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





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