



Charming 5 bed bungalow. Large garden £720,000 Freehold EPC
Heathfield, Charmouth Road, Axminster, Devon EX13 5SZ

FORTNAM
SMITH & BANWELL

in brief...

Charming spacious chalet bungalow
Triple aspect Living Room with fireplace
Dining Hall
Two double beds ground floor, one with en suite
Three first floor bedrooms and family bathroom
Largest first floor bed with dressing room and balcony
Large level garden

Level landscaped 0.5 acre gardens
Large fitted kitchen and separate utility
Conservatory
Family Bathroom Ground floor
Additional bathroom first floor
Mobile home adjacent to house with mains services
2 greenhouses, garage, shed and stores

*Most attractive
versatile home in
excess 2,400 sq ft*



in more detail...

Heathfield was originally constructed in 1928 with a first floor added in 1999. A most attractive setting in Raymonds Hill in a 0.5 acre level garden plot. The internal layout is adaptable to suit a variety of family uses either as bedrooms, office space, playrooms, hobbies etc. A very pleasing characterful property with a great deal of natural light and a beautiful large garden.

Long gravel drive forms an L shape by the garage. Front door into entrance hall. Into dining room with fireplace and space for electric log burner. French doors out to conservatory with views of rear garden. External door to garden & patio.

Door off dining room to en suite bedroom with shower WC and hand basin. Rear hall with stairs to first floor. Bedroom 2 also a double room. Spacious bathroom with bath, Wc, and handbasin.

Bright large family kitchen with fitted units. Range electric cooker plus extractor. Negotiable freestanding island unit. 2nd kitchen door back to dining hall.

Separate adjacent utility with door to garden. Space for washing maching, tumble dryer and tall fridge freezer.

From rear hall the final door to very spacious triple aspect L shaped living room with feature fireplace and French doors to gardens. Door off to small study.

First Floor: Landing with timber balustrade and eaves storage. Bedroom 3 double to rear with external door out to pretty timber balcony with garden views, also a dressing room.



Two further bedrooms, beds 4 & 5 currently utilised as storage/ additional office space. Bathroom with Wc,bath and handbasin.

Outside: A gardeners delight! Pretty planted beds flank the frontage. Gated low fence to gardens (Dog safety) Lovely expanse of flat lawn with mature beds & planting. Vegetable area. Two greenhouses

Garage with up & over door. Shed & wood store behind

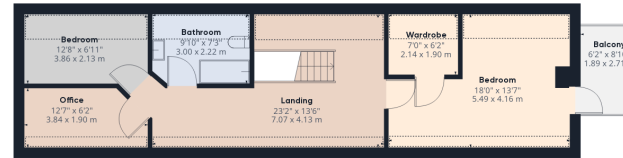
Timber summerhouse . Timber shed. Paved patio. Sited mobile home adjacent to the bungalow with two beds, lounge diner, fitted kitchen and shower room. Connected to the bungalows` drainage and electric but with calor gas . Front garden with lawn and mature beds plus greenhouse.

DFH1687 EPC tbc. East Devon DC F. Oil central heating. Double glazing. Mains drainage.

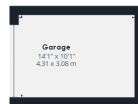
the location...



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2420.02 ft²

224.83 m²

Reduced headroom

186.33 ft²

17.31 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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