



**John
Wood
& Co**

**Coast &
Country since 1977**

Boxfield Road, Axminster, Devon

£299,950 Freehold



PROPERTY DESCRIPTION

An appealing and well presented detached house, built to an excellent standard in 2004, offering bright and spacious accommodation, with an enclosed rear garden, a garage and parking. Located within a modern residential area in the traditional market town of Axminster, and only half a mile from Axminster's train station.

The accommodation briefly comprises; on the ground floor, entrance porch, entrance hall, sitting room, kitchen/ dining room and a WC, with the first floor having two good sized double bedrooms, one benefiting from an ensuite shower room, a third single bedroom or study, and a family bathroom. Outside, there is a good sized enclosed rear garden, a garage and a parking space.

This property comes to the market with no onward chain, and would make an ideal family home, holiday home, or buy to let investment opportunity.



FEATURES

- No Chain
- Detached Three Bedroom House
- Garage & Parking
- Presented in Excellent Order Throughout
- Light and Bright
- Good Sized Garden
- Gas Central Heating
- Double Glazed Windows
- Kitchen/ Dining Room
- EPC Rating C





ROOM DESCRIPTIONS

The Property:

Entrance Porch

Glazed to three sides, with a part obscure glazed door into: -

Entrance Hall

Stairs to first floor. Under stairs storage cupboard. Radiator. Doors to sitting room and kitchen/ dining room.

Door to Cloakroom, with a close coupled WC, a pedestal wash hand basin, and a radiator.

Sitting Room

Double doors providing access to the rear garden. Coved ceiling. Radiator.

Kitchen/ Dining Room

Dual aspect, windows to front and side. Radiator. Wall mounted Ideal boiler, for gas fired central heating and hot water.

The kitchen has been principally fitted to two sides, with a range of matching wall and base units. U shaped run of work surface with inset composite sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine and dishwasher. Inset four ring gas hob, with double oven and grill beneath and extraction over. Space for freestanding fridge freezer.

Returning to the entrance hall

Stairs to first floor.

First Floor Landing

Door to airing cupboard, with slatted shelves. Hatch to insulated and part boarded roof space, with lighting.

Doors off to: -

Bedroom One

Window to rear. Coved ceiling. Radiator. Door to: -

En-suite Shower Room

Obscure glazed window to side. White suite, comprising; WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and cupboards beneath. Shower cubicle with sliding doors. Radiator.

Bedroom Two

Window to front. Coved ceiling, Radiator.

Bedroom Three / Study

Window to rear. Coved ceiling. Radiator.

Bathroom

Obscure glazed window to front. White suite, comprising; WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Panel bath with shower attachment over and a glazed screen. Radiator. Part tiling to walls.

Outside

The property is approached over Boxfield Road, in a good sized corner plot, with a road to the side (Weller Road), which provides access to the garage, together with the parking space in front of the garage, and to the side of the property, is a gate, which provides access in to the rear garden.

Garage

Up and over door. Light and power.



Rear Garden

The garden can be accessed by the gate at the side of the house, by the garage and drive, or via doors from the sitting room.

The garden has areas of patio and lawn, and makes a lovely space for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band C. - Payable 2023/24: £2,142.85per 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.

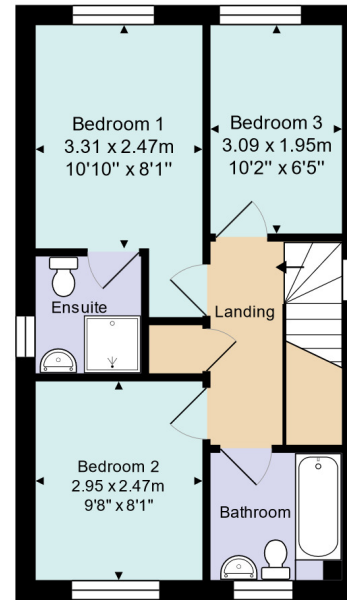
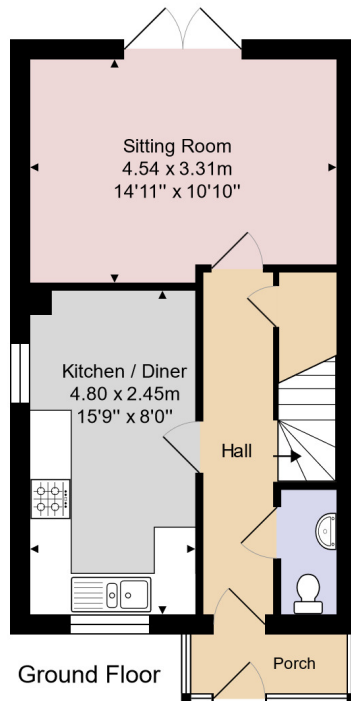
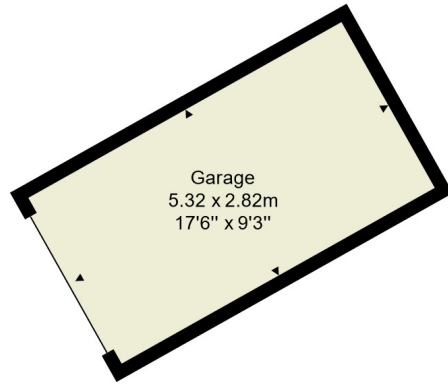
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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



First Floor

Total Area: 77.4 m² ... 833 ft² (excluding garage)

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			