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The Parade, Chardstock, Axminster EX13 7BY

£425,000 Freehold



PROPERTY DESCRIPTION

A beautifully presented four bedroomed detached house, located in a peaceful and sought after village, benefiting from delightful views, ample onsite parking and a superb enclosed rear garden.

The spacious, light and bright accommodation briefly comprises; on the ground floor, entrance hall, sitting room with a log burner, living /dining room with a door to the garden, a WC and a stylishly fitted kitchen/ breakfast room, again with the benefit of double doors providing access to the garden. The first floor has three double bedrooms, one with built in wardrobes, together with a bathroom, which has a full suite including both a shower cubicle and an excellent bathtub which takes maximum advantage of the beautiful views. The second floor has a useful fourth double bedroom, although this could be used in a number of additional ways including a home office or a studio.

Outside, there is ample onsite parking to the front, with a large shed/ workshop and a stunning enclosed garden to the rear, which has areas of decking and lawn, and benefits from vegetable growing areas, a shed and a green house. The rear garden makes a truly delightful setting for outside entertaining and al fresco dining, and does provide scope for an extension or a conservatory if required, subject to any necessary consents.

FEATURES

- Four Bedroom Detached House
- Large Rear Garden
- Ample Onsite Parking
- Stunning Countryside Views
- Recently Extended and Improved
- Light and Spacious Home
- Ground Floor WC
- Two Reception Rooms & A Stylishly Fitted Kitchen/ Breakfast Room
- Council Tax Band C
- EPC Rating D





ROOM DESCRIPTIONS

The Property:-

The property is approached over a gravelled entrance forecourt which provides ample onsite parking and also has a good sized shed/ workshop. From the parking forecourt, there are steps which lead down to the front door.

Ground Floor

Part obscure glazed front door into entrance porch, with a further part obscure glazed door giving access into the entrance hall, where there are doors off to the sitting room and living/ dining room, together with stairs to the first floor.

Sitting Room

Window to front. Coved ceiling. Radiator. Log burner. Door to kitchen.

Living/Dining Room

Dual aspect, window to front and double doors to the rear giving access to the rear garden. Two radiators. Door to internal porch, which has a door to the kitchen and a door to a ground floor WC, which comprises a white suite, with a WC, a vanity style wash hand basin with chrome mixer tap with cupboards beneath.

Kitchen/ Breakfast Room

Two windows to rear. Double doors providing access to a good sized area of decking and steps leading down to the lower part of the rear garden. Door to internal porch. Door to under stairs storage cupboard. Radiator. The kitchen has been stylishly fitted to three sides with a range of matching wall and base units. U shaped run of work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine. Inset four ring electric hob with extraction above and a built in double oven and grill beneath. Built in fridge freezer. Breakfast bar with further cupboards beneath.

First Floor

Bedroom One

Dual aspect with a window to the front and a window to rear which provides pleasing views. Door to cupboard. Two radiators.

Bedroom Three

Window to rear, again giving attractive countryside views. Radiator.

Bathroom

Window to rear, again offering delightful views. White suite comprising; WC, stylish sink with chrome taps. Large free standing bath, perfectly placed to take maximum advantage of the stunning views. Door to shower cubicle. Radiator.

Side Hall

Window to front. Radiator. Door to Bedroom Two. Stairs to the second floor.

Bedroom Two

Window to front. Double doors to built in wardrobes cupboards. Radiator.

Second Floor

Two doors to eaves storage. Door to:-

Bedroom Four/ Hobbies Room

Three Velux windows to rear, offering delightful outward views. Part restricted head height. Door to eaves storage cupboard.

Outside

The property benefits from a stunning enclosed garden to the rear, which has a large area of decking with various seating opportunities which again take maximum advantage of the views and the quiet setting. There are also areas of lawn, a good sized vegetable growing area, a shed and a green house.

The rear garden offers a truly delightful setting for outside entertaining and al fresco dining, and does provide scope for an extension or a conservatory if required, subject to any necessary consents.

Please note

This property is ex-local authority, meaning it has a section 157 restriction. This means that prospective purchasers must have lived (which means having his/her principal home) and/or worked in Devon throughout the three years immediately before the date of the proposed purchase of the property.

Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,216.17.

Disclaimer

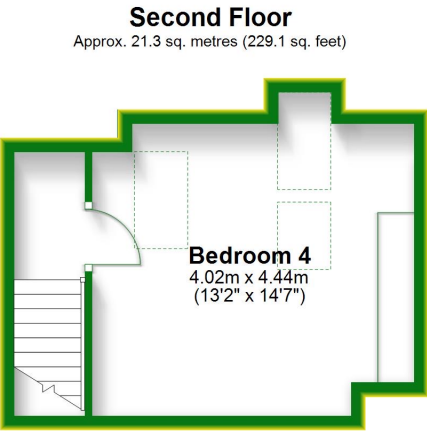
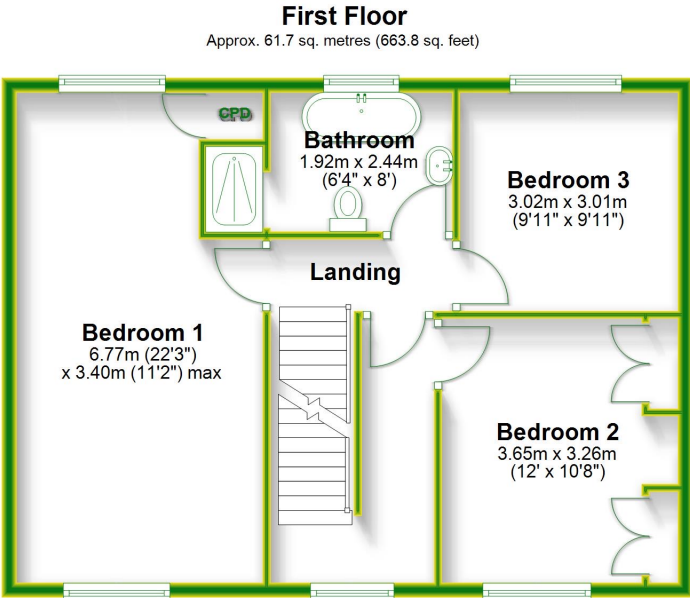
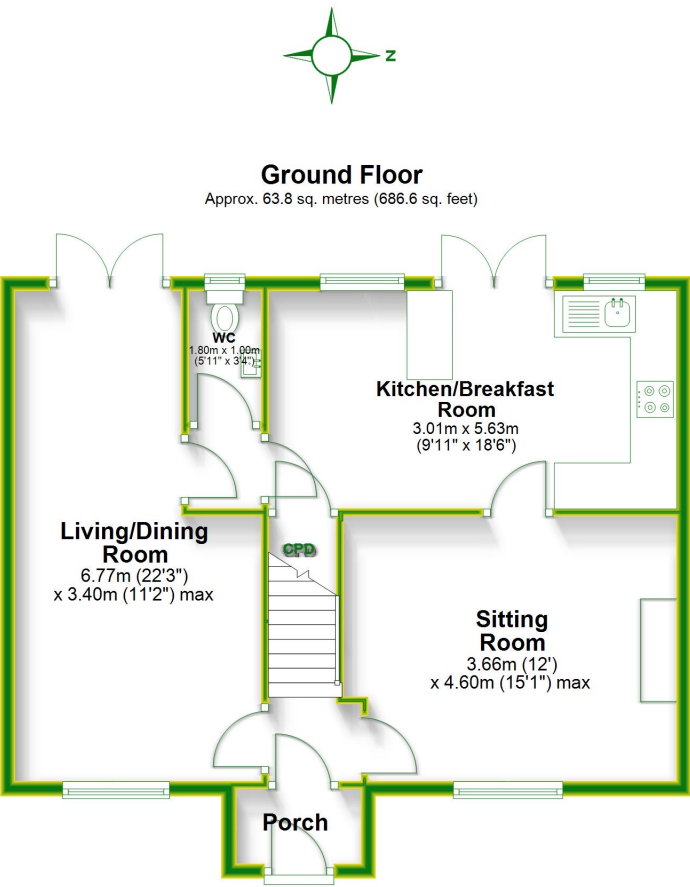
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John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



Total area: approx. 146.7 sq. metres (1579.5 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.

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