





## PROPERTY DESCRIPTION

A well-presented and spacious two /three bedroomed detached bungalow, located in a quiet cul-de-sac on the outskirts of Axminster, benefiting from on-site parking, an attached garage/ studio, lovely countryside views, and an enclosed rear garden, offering areas of patio, lawn, and a feature pond.

The light and bright accommodation briefly comprises; entrance porch, living room with a log burner, kitchen/ breakfast room, dining room, or a third bedroom, two good sized double bedrooms and a shower room. Outside, there are gardens to the front and rear, with a driveway offering onsite parking, and an attached garage or studio workshop.

The enclosed garden to the rear, offers a delightful setting for outside entertaining and al fresco dining, and takes full advantage of the countryside views.



## FEATURES

- No Onward Chain
- Detached Bungalow
- Onsite Parking
- 2 / 3 Bedrooms
- Eco Friendly House
- Pleasing Countryside Views
- 20 Foot Garage/ Studio/ Workshop
- Rear Porch
- Located In a Quiet Cul-De-Sac





## ROOM DESCRIPTIONS

### The Property:

The property is approached over a concrete entrance drive, providing onsite parking, and access to the front gardens, the garage/ studio and the entrance porch.

### The spacious and versatile accommodation comprises;

From the entrance porch, a door opens up into a spacious entrance hall, with a hatch to the roof space, and doors off to the living room, kitchen, bedrooms and shower room, with a door at the rear of the property leading to the rear garden.

### Living Room:

Dual aspect windows to front and side, feature fireplace, fitted with a log burner. Built in book shelving and storage into alcoves. 'Herschel' infra-red heating panels.

### Kitchen/ breakfast room:

Window and door into rear porch. The kitchen has been principally fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with inset single bowl sink with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine. Inset space for cooker, with extraction above. Tiled flooring.

### Bedroom One:

Dual aspect, windows to rear and side, taking full advantage of the delightful outward views. Range of built in wardrobes and cupboards. 'Herschel' infra-red heating panels

### Bedroom Two:

window to rear, again offering pleasing Countryside views. 'Herschel' infra-red heating panels.

### Dining Room/ Bedroom Three:

Window to front. Door to side, providing access to the garage/ studio. 'Herschel' infra-red mirrored heating panel

### Shower Room:

Obscure glazed window to side. The bathroom has been stylishly fitted with a white suite, comprising: Large walk in shower, vanity style was hand basin, with a range of built in cupboards, including a built in WC. 'Herschel' infra-red heated towel rail.

### Garage/ Studio:

Wooden double doors opening to the driveway, with a further wooden door to the rear, providing access to the enclosed rear garden. The garage also houses the 10 KW battery, required for the solar panels and the infra-red heating system.

### Gardens and Grounds

There are attractive gardens to the front of the property on either side of the driveway, and a lovely enclosed garden to the rear, which features a pond and various vegetable growing areas.

The rear garden can be accessed, by the side of the house, the rear porch, a door off the inner hall to the property, or via the garage or studio.

The gardens and grounds provide a beautiful setting for outside entertaining and al fresco dining.

### Infra-red Heating system

Infra-red heating is a technology which is 100% energy efficient and works by converting electricity into radiant heat, which is similar to the kind of heat emitted by the sun.

The property has the following installed:

1. Solar panel array
  - Installed 19/03/2022
  - 4kWh array
  - Peak power 5.39kWp
2. Solar Edge Battery 10kWH storage
3. Zappi eV charger
4. Eddi solar water heater
5. Herschel Infrared panels [www.herschel-infrared.co.uk/product-range/herschel-inspire/](http://www.herschel-infrared.co.uk/product-range/herschel-inspire/) (approx. 7 year guarantee remaining)
  - 2 in living room/2 in each bedroom/1 mirror heater dining room (bedroom three or study)/Infrared towel rail in bathroom
  - There are thermostats in each room which can be programmed and controlled independently from each other

Although the heating system is 100% electric, the cost of running the house, together with an electric vehicle is between 35% and 38% less than the average 2-3 bed UK household with 2-3 people and a petrol car. This system is considered eco-friendly, as it uses NO fossil fuels.

Additional information regarding the infra-red heating system and the benefits, together with approx. costs etc can be supplied.

### 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.

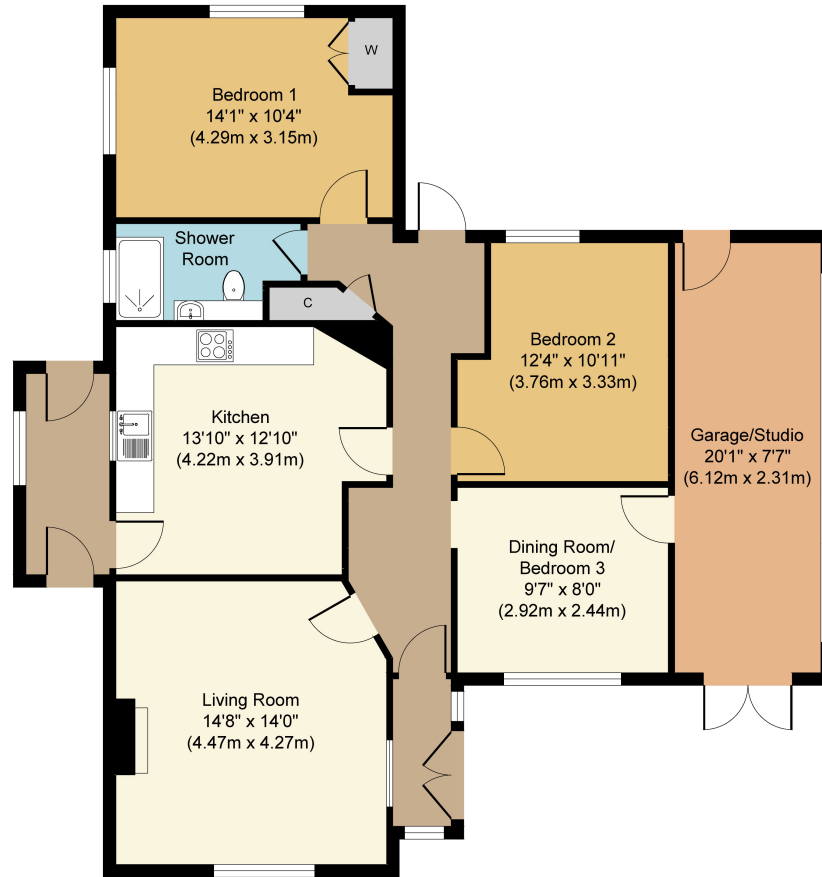
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Approximate Floor Area  
 1,193 sq. ft  
 (110.86 sq. m)

**Approx. Gross Internal Floor Area 1,193 sq. ft. (110.86 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			100
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	34	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC