



## 17 Kirby Close, Axminster, EX13 5JA

£160,000 Freehold

- Two Bedrooms
- Bathroom
- Enclosed Garden
- Lounge
- Single Garage
- Devon Lady Construction
- Kitchen
- Driveway Parking
- No Onward Chain

# 17 Kirby Close, Axminster EX13 5JA

A two bedroom, one reception room semi detached house located in a residential area of Axminster. Ideal for cash buyers or investment landlords. Benefitting from a single garage with driveway parking to the front and a enclosed rear garden. The property comprises of a lounge, kitchen, a single and double bedroom and bathroom. This property comes to the market with added benefit of no onward chain. Please note this property is a non traditional Devon lady construction.



Council Tax Band: B



### Lounge

13'9" x 12'4"

Comprising a window to the front aspect, radiator, fuse box and aerial and telephone connections. Stairs with a wooden hand rail ascends to the first floor and a sliding door gives access to the kitchen.

### Kitchen

8'6" x 10'1"

Fitted with matching wall and base units with work tops over, the kitchen comprises a one and a half bowl sink and drainer with a window to the rear aspect. Continuing round to a four ring electric hob with a oven underneath. Further benefitting from a radiator and a opaque patio door leading to the garden.

### First Floor Landing

Doors to the accommodation, smoke detector and loft access overhead.

### Bedroom 1

12'4" x 9'8"

A double bedroom benefitting from dual aspects with windows to the front and side aspect. Radiator and a smoke detector.

### Bedroom 2

12'8" x 6'3"

A single bedroom with a window to the rear aspect and radiator.

### Bathroom

5'6" x 6'10"

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin and a bath unit with a wall mounted shower. Further benefitting from a wall mounted Baxi boiler, radiator and a opaque window to the rear aspect.

### Outside

Accessed from the kitchen this fully enclosed rear garden benefits from a raised wooden decked area with steps down to a mostly laid to gravel low maintenance rear garden. A walkway runs along the side of the property to a gated entrance.

### Garage

17'5" x 8'10"

A single garage with a up and over garage door, lighting and power, a window to the rear aspect and a rear access door.

### Agent's Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

Please note that this property is a non traditional, Devon Lady timber construction

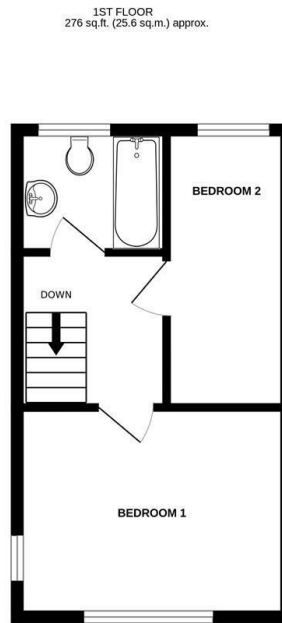
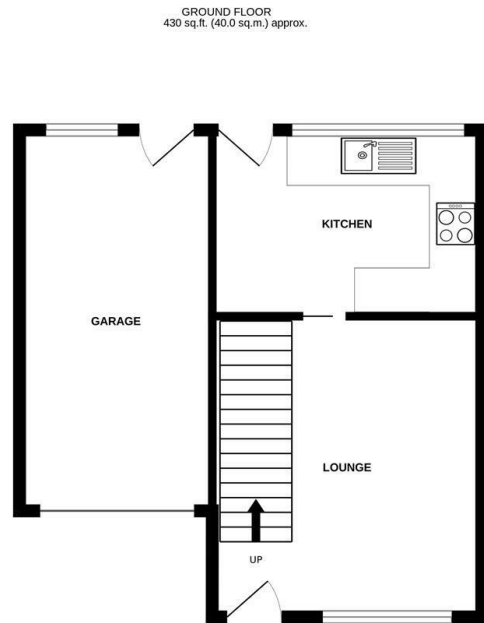
This property has previously achieved a rental figure of £725PCM

Utilities: All utilities are mains connected

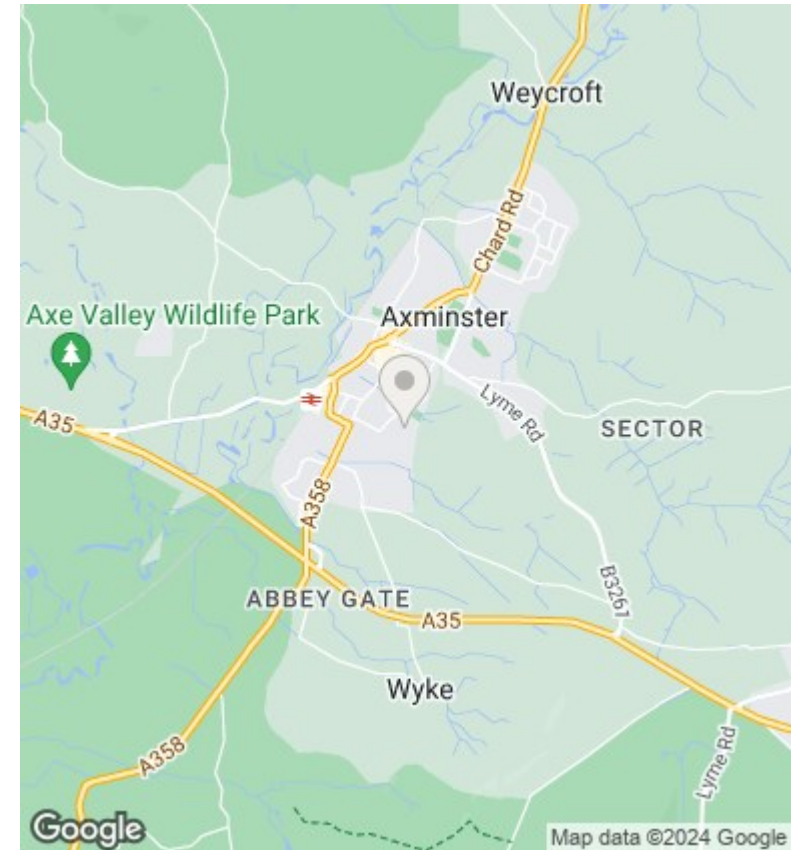
Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Directions

From our office in West Street proceed down to the roundabout and turn left onto King Edward Road. Follow the road up the hill and turn left into Musbury Road, take the right handing turning into Boxfield Road. Continue up the hill take the turning for Foxhill on your left. Take the next turning on your right hand side onto Kirby Close and the property will be found on the left hand side.

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	