



36 Willhayes Park, Axminster, EX13 5QW

£300,000 Freehold

- Three Bedrooms
- Shower Room
- Single Garage
- Lounge
- Cloakroom
- Off Road Parking
- Kitchen
- Front and Rear Gardens

36 Willhayes Park, Axminster EX13 5QW

A three bedroom detached bungalow with front and rear gardens, a single garage and off road parking. Located in a popular residential area of similar style properties the bungalow further comprises of a lounge, kitchen, cloakroom and shower room.



Council Tax Band: D



Entrance Hall

Doors leading to the accommodation including a airing cupboard housing the water tank and a separate storage cupboard. Loft access and fuse box overhead and two radiators.

Lounge

15'1" x 12'9"

Featuring a window to the front aspect and radiator, aerial connection, smoke detector and effect fireplace. A opaque single glazed window provides extra light from the entrance hall.

Kitchen

10'2" x 10'2"

Fitted with a range of matching wall and base units with work tops over. Comprising a four ring gas hob with a oven underneath and extractor hood above. Continuing round to a stainless steel sink and drainer with a window to the rear aspect overlooking the garden, a wall mounted Baxi boiler and thermostat. Space and plumbing for a washing machine, dishwasher and a half fridge or freezer. Smoke detector and a opaque glazed patio door to the garden.

Bedroom 1

11'8" x 10'11"

A double bedroom with a window to the front aspect and fitted wardrobes

Bedroom 2

10'9" x 9'1"

A window to the rear aspect, radiator and a fitted wardrobe space

Bedroom 3

9'1" x 6'11"

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

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c, a hand wash basin and radiator. Extractor fan and opaque window to the rear aspect.

Shower room

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin inset over a vanity cupboard, a shower cubicle with a wall mounted mains shower and radiator. A opaque window to the side aspect.

Outside

The property benefits from a fully enclosed rear garden which is mostly laid to lawn. A paved walkway leads to the single garage that benefits from a up and over garage door to the rear aspect and benefits from electric connections and lighting. The other side of garden benefits from a substantial garden shed benefitting from lighting and electrical connections. To the front the property benefits from a laid to lawn front garden with a paved walkway leading to the front door.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: D

Utilities: All services are mains connected

Broadband: Superfast fibre broadband with a FTTC connection is available.

Standard broadband with a ADSL connection is available. Please go to openreach.com for more information

Mobile phone coverage: For more information can be found checker.ofcom.org.uk



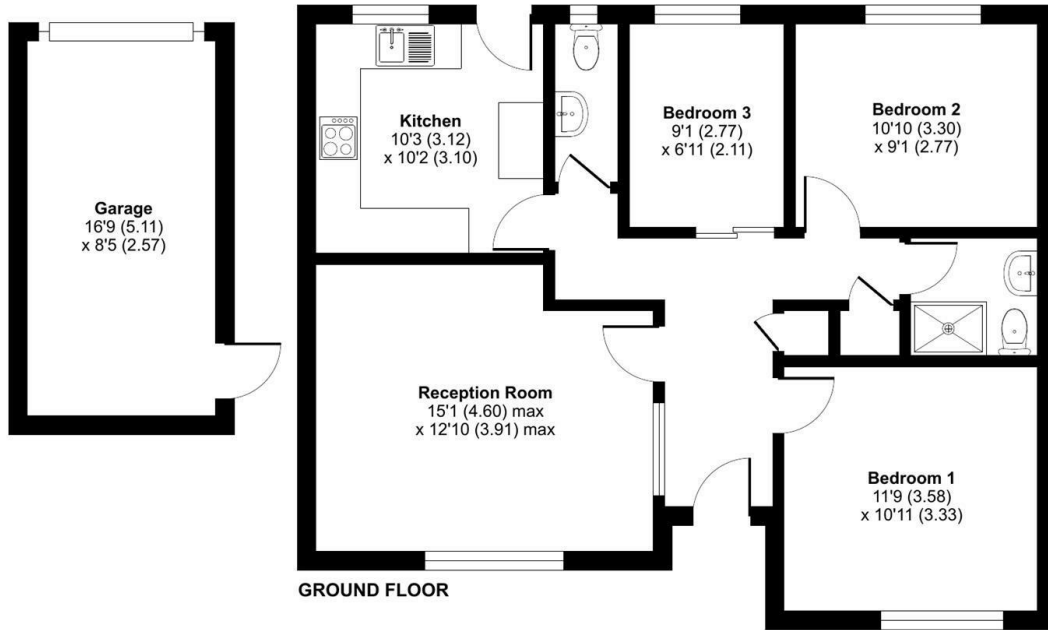
Willhayes Park, Axminster, EX13

Approximate Area = 761 sq ft / 70.6 sq m

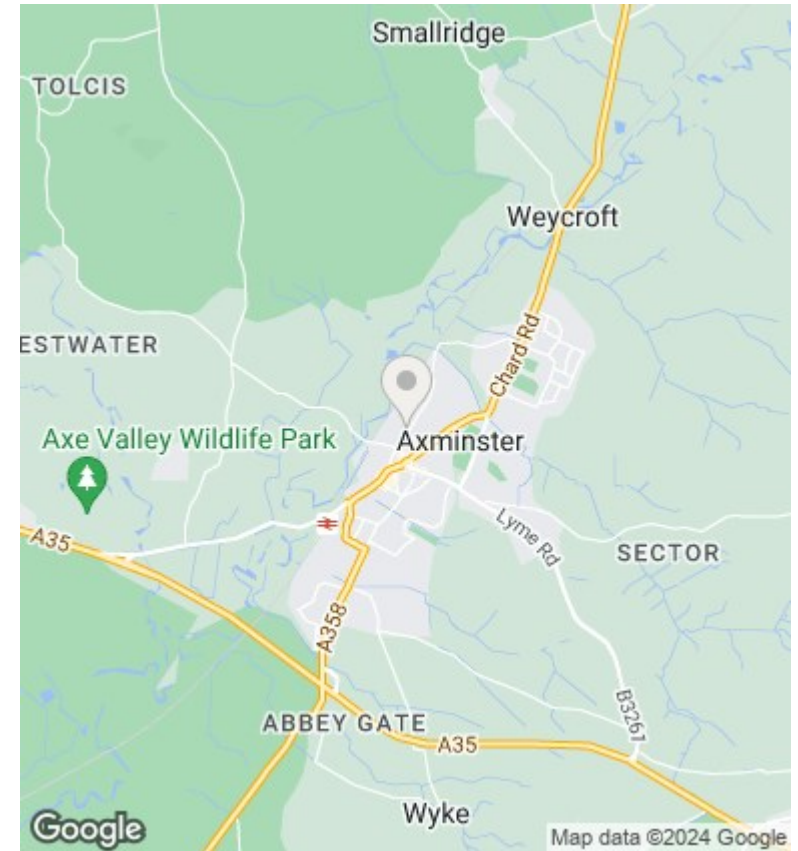
Garage = 141 sq ft / 13 sq m

Total = 902 sq ft / 83.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2023. Produced for Harris & Harris Property Services Ltd. REF: 1008119



Directions

From our office in West Street proceed towards the town centre and turn left into Castle Street, take the next turning right into North Street. Proceed along North Street and take the first left into Willhayes Park. Follow the road down and turn right. The property can be found shortly on the left hand side.

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC