



4 Jeffs Way, Axminster, EX13 5ND

£365,000 Freehold

- Two Bedroom Detached Bungalow
- Garage and Driveway Parking
- Conservatory
- Cul-De-Sac Location
- Lounge
- En-suite Shower Room
- Front and Rear Gardens
- Kitchen/Diner
- Bathroom

4 Jeffs Way, Axminster EX13 5ND

A delightful two bedroom detached bungalow, situated in a cul-de-sac location. Enjoying beautifully maintained front and rear gardens, garage and driveway parking. The property briefly comprises a lounge, kitchen/diner, master en-suite bedroom, a bathroom and a conservatory.



Council Tax Band: E



Porch

Door leading to the accommodation.

Entrance Hall

Doors leading to the accommodation, fuse box, radiator, telephone connection, smoke detector and loft access. Further benefitting from an office room that is currently used as a home office space.

Lounge

20'0" x 11'1" (6.12 x 3.40)

With an effect fireplace with a stone hearth and surround and a wooden display sill, benefitting from two further radiators, a window to the side aspect and French doors opening into the conservatory.

Kitchen/Diner

20'2" x 7'8" (6.17 x 2.34)

The kitchen is fitted with a range of matching wall and base units with work tops over and tiled splashbacks throughout. Comprising a four ring gas hob with an oven underneath and an extractor hood above. Continuing round to a stainless steel one and a half sink and drainer with a window to the rear aspect. Further benefitting from space and plumbing for a washing machine and a dishwasher. There is further space for a free standing fridge freezer. The dining area has room for dining furniture and benefits from two radiators. A patio door opens onto the rear garden.

Bedroom 1

13'10" x 11'8" (4.22 x 3.58)

This master en-suite bedroom benefits from a window to the front aspect, radiator and fitted wardrobes. A door leads to;

En-suite

Fitted with a white suite with floor to ceiling tiled splashbacks comprising a low level hand flush w.c., and a hand wash basin inset into a range of vanity units. Further benefitting from a shower cubicle with a wall mounted electric shower. An opaque window to the rear aspect and a radiator.

Bedroom 2

9'8" x 9'1" (2.95 x 2.77)

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

Bathroom

Fitted with a white suite comprising a low level hand flush w.c., a pedestal hand wash basin and a bath unit. Continuing round to an opaque window to the side aspect, a radiator and an airing cupboard housing the water tank.

Conservatory

12'7" x 11'6" (3.86 x 3.53)

Overlooking the rear garden this conservatory is perfectly suited to be used as a second reception room, benefitting from power and lighting with French doors opening onto the garden and a separate patio door opening onto the driveway.

Outside

The front of the property benefits from a low maintenance front garden which is mostly laid to gravel with a paved walkway leading to the front of the property. The property further benefits from a fully enclosed rear garden accessed from the kitchen/diner or conservatory. With a paved walkway and seating area leading to a lawn garden lined by a variety of beautifully maintained flowers, trees and other flora and fauna. The paved walkway leads to a wooden decked area in one corner of the garden.

Garage

18'2" x 8'11" (5.56 x 2.72)

A single garage with an electric up and over garage door to the front aspect. Further benefitting from a window to the rear aspect and electric connections. There is driveway parking for several vehicles to the front to the garage.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: E

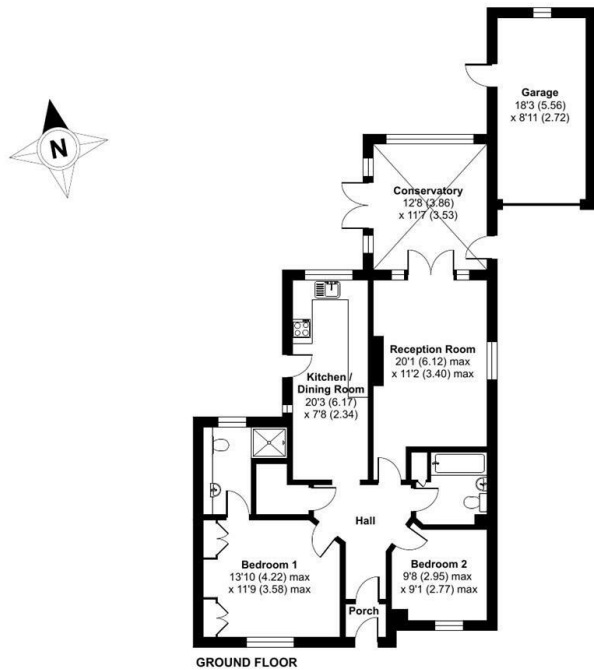
Utilities: All utilities are mains connected

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

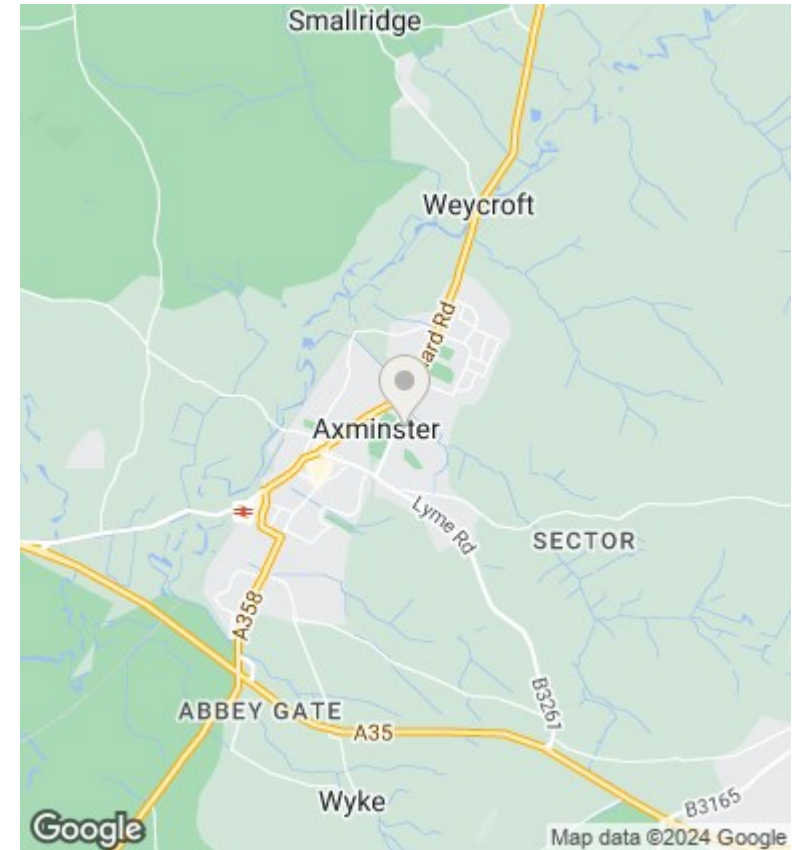
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

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Approximate Area = 1207 sq ft / 112.1 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). © ncbcom 2023. Produced for Harris & Harris Property Services Ltd. REF: 1032764



Directions

From our office in Axminster proceed into the town centre turning left onto Chard Road at the George Hotel. Proceed up the hill past the hospital and down to the round about. At the roundabout turn right into Stoney Lane. Take the next turning on the left into Halletts Way and then the next left onto Jeffs Way.

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	