



39 Dukes Way, Axminster, Devon, EX13 5QP

£270,000 Freehold

- A Three Bedroom End of Terrace House
- Master Ensuite Bedroom
- Allocated Parking
- Lounge
- Family Bathroom
- Kitchen/Diner
- Enclosed Rear Garden

39 Dukes Way, Devon EX13 5QP

A well proportioned, three bedroom end of terrace house, located in a modern development within the market town of Axminster. Set over three floors the accommodation briefly comprises of a lounge, kitchen/diner, three double bedrooms including a master en-suite and a family bathroom. The property further benefits from a enclosed tiered rear garden and a allocated parking space. The property is vacant possession with no onward chain and benefits from Axminster carpets and underlay throughout.



Council Tax Band: C



Hallway

Doors leading to the accommodation and stairs with a wooden hand rail and balustrade leading to the first floor accommodation. Smoke detector, radiator and thermostatic control.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin and a radiator.

Kitchen/Diner

12'0" x 7'6" (3.68 x 2.29)

Fitted with a range of matching wall and base units with work tops over. Comprising a wall mounted gas boiler, a stainless steel one and a half bowl sink and drainer with a window to the front aspect. Continuing round to a four ring gas hob, oven underneath and a extractor hood above. Further benefitting from a radiator and there is additional freestanding space and plumbing for a washing machine and a fridge freezer.

Lounge

14'11" x 11'8" (4.55 x 3.58)

Window and French doors to the rear aspect, radiator, aerial and telephone connections.

Landing

Doors to the accommodation with a radiator and smoke detector. Benefitting from a storage cupboard and a window to the front aspect. Stairs with a wooden hand rail and balustrade leads to the second floor.

Bedroom 2

11'8" x 8'7" (3.58 x 2.64)

A double bedroom with a window to the rear aspect, radiator, telephone and aerial connections.

Bedroom 3

12'0" x 8'7" (3.68 x 2.62)

A double bedroom with a window to the front aspect, radiator, telephone and aerial connections.

Family bathroom

Fitted with a white suite comprising a panelled bath unit with a mains shower over taps, a low level hand flush w.c, a pedestal hand wash basin, radiator and a opaque window to the rear aspect.

Master Bedroom

24'4" x 11'6" (7.44 x 3.53)

This master en-suite bedroom features dual aspects with a window to the front aspect and a Velux window to the rear aspect. Further benefitting from a radiator, aerial and telephone connection and loft access overhead.

En-Suite

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin and a shower cubicle with a electric wall mounted shower. Further benefitting from a Velux to the rear aspect and radiator.

Outside

Accessed from the lounge the property benefits from a enclosed tiered garden. From the lounge is a paved patio seating area with paved steps leading to a mostly laid to lawn garden with a raised gravel bed in one corner.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Utilities: All utilities are mains connected

Development Charge: £149 per annum

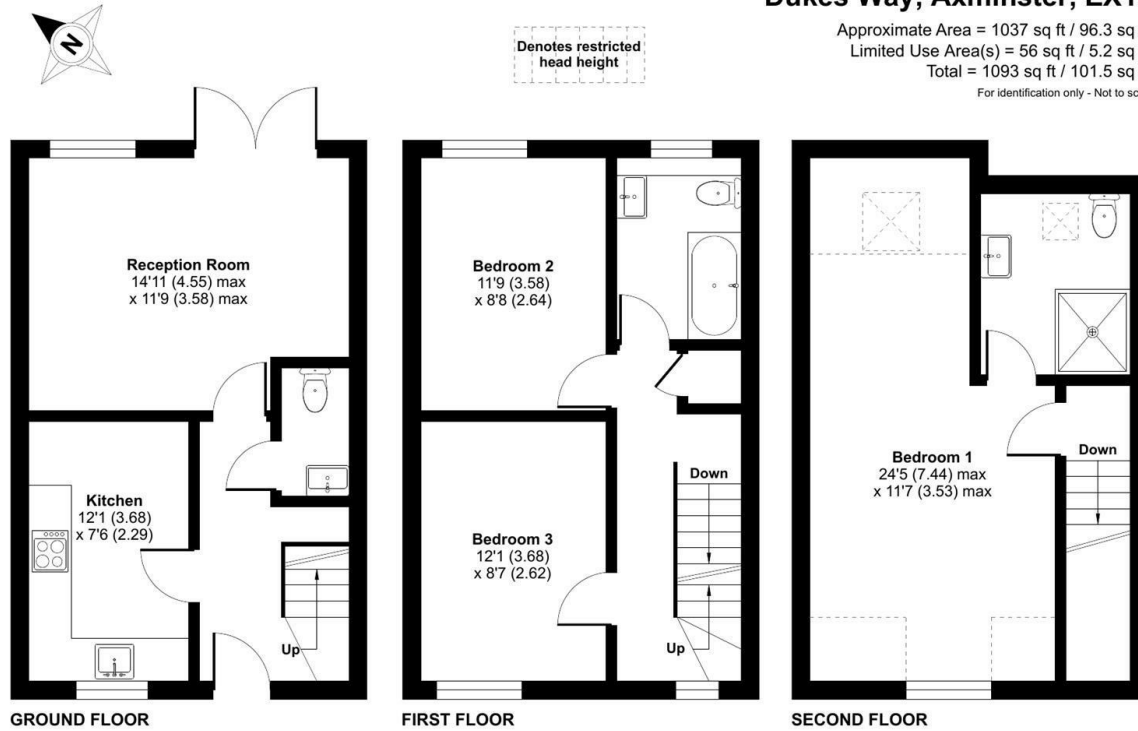
Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

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

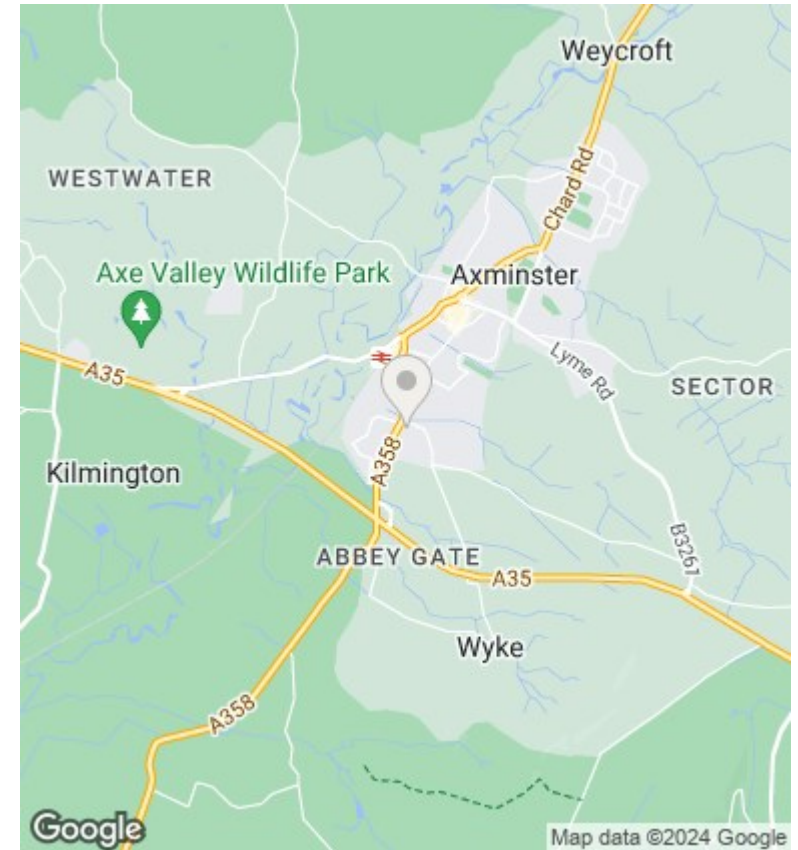
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Dukes Way, Axminster, EX13

Approximate Area = 1037 sq ft / 96.3 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Total = 1093 sq ft / 101.5 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 2024. Produced for Harris & Harris Property Services Ltd. REF: 1071184



Directions

From our office in West Street, Axminster continue along the A358 towards Seaton, at the roundabout take the first exit and continue along the road taking the fourth left onto Woodbury Park. Take the first left onto Dukes Way, the property can be found on the left hand side.

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	