



## 2 Willhayes Park, Axminster, EX13 5QL

£240,000 Freehold

- Two Bedroom Semi Detached Bungalow
- Kitchen
- Front and Rear Gardens
- Lounge
- Side Porch/Sun Room
- Two Single Garages
- Dining Room
- Shower Room

## 2 Willhayes Park, Axminster EX13 5QL

A well presented two bedroom semi-detached bungalow benefitting from front and rear gardens and two single garages. Located in a residential area of Axminster close to the towns transport links and local amenities. The property briefly comprises a lounge, dining room, kitchen, shower room, two bedrooms and a useful side porch/sun room.



Council Tax Band: C



### Hallway

Doors leading to the accommodation, radiator, smoke detector and loft access overhead. Further benefitting from a airing cupboard with a wall mounted Vaillant gas boiler.

### Lounge

11'0" x 14'7" (3.37 x 4.47)

Window to the front aspect, radiator and aerial and telephone connections.

### Kitchen

10'4" x 7'4" (3.16 x 2.26)

Fitted with a range of matching wall and base units with work tops over. Comprising a stainless steel sink and drainer with a window to the front aspect, a eye level oven and a four ring electric hob. Further benefitting from space and plumbing for a dishwasher and a half fridge under the work tops. A side door gives access to the side porch.

### Shower Room

Fitted with a white suite with tiled splashbacks from floor to ceiling throughout. Comprising a low level hand flush w.c, and a hand wash basin inset into a vanity unit with a walk in shower benefitting from a wall mounted mains shower. Further benefitting from a opaque window to the side aspect and a heated towel rail.

### Dining Area

10'11" x 6'9" (3.34 x 2.06)

With doors leading to the bedrooms and a sliding patio door that leads to the rear garden.

### Bedroom 1

11'0" x 8'5" (3.36 x 2.58)

A double bedroom with a window to the rear aspect and radiator. Further benefitting from a range of fitted wardrobes and wall mounted cupboards.

### Bedroom 2

7'2" x 10'11" (2.19 x 3.35)

A single bedroom with a window to the rear aspect and radiator. Further benefitting from a range of fitted wardrobes and wall mounted cupboards.

### Side Porch

A part glazed side porch that offers flexible uses including a small sitting area benefitting from a radiator and a access door to the front aspect. Further benefitting from a utility room with space for a free standing fridge freezer and space and plumbing for a washing machine. There is a further garden room with fitted base units and a hand wash basin. A door to the rear aspect leads onto the garden.

### Garden

The property benefits a tiered, fully enclosed rear garden. Mostly laid as a paved patio seating area with partial views of the surrounding countryside. Steps down lead to the rear access to the garages.

### Garages

The property comes with two single garages situated next to each other, with the added benefit of access between both. The first single garage benefits from a electric up and over garage door with power and lighting. A open doorway leads into the second single garage with a up and over garage door, lighting and power.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

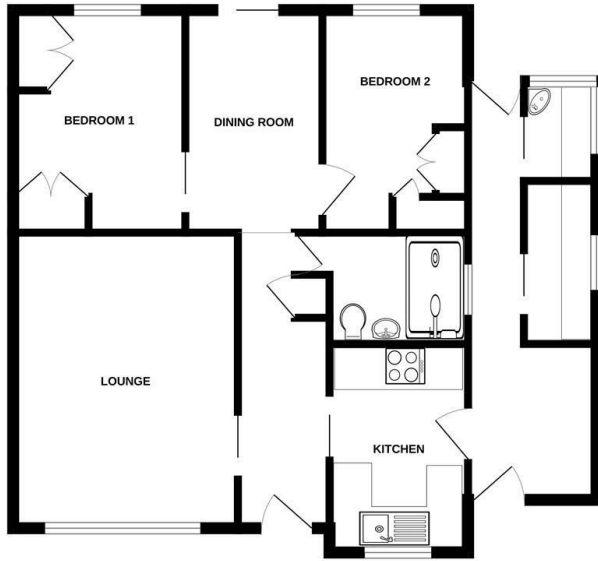
Utilities: All utilities are mains connected

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

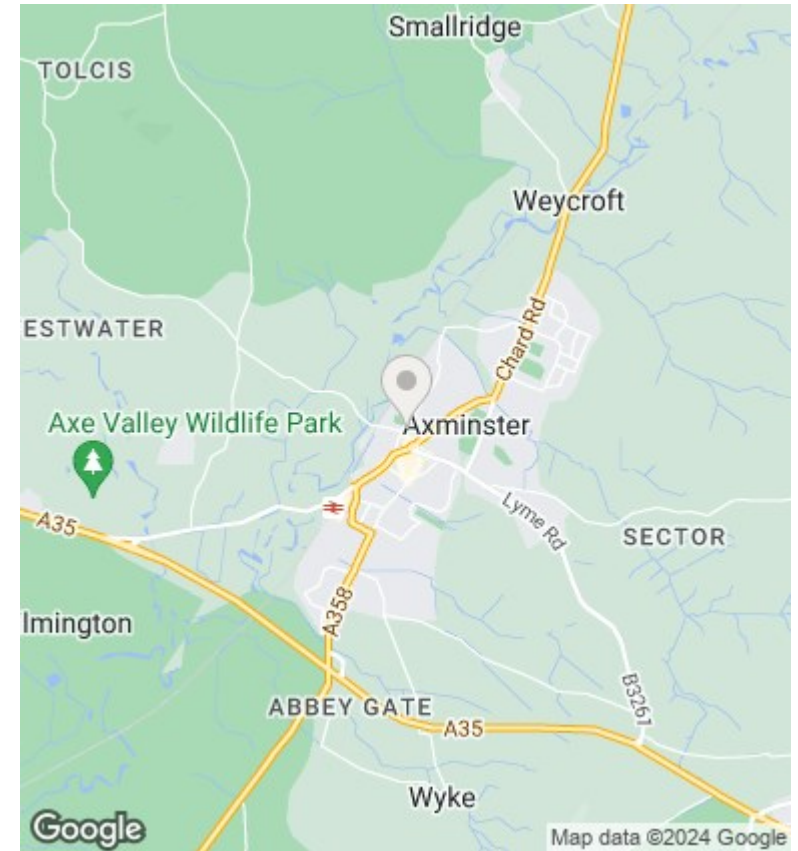
Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

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

GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operation or efficiency class rating.  
Made with floorplan 12/2021



## Directions

From our office in West Street, Axminster proceed towards the town centre and turn left into Castle Street, take the next turning right into North Street. Proceed along North Street and the property can be found on your left hand side.

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	