



137 Dukes Way, Axminster, EX13 5QP

£395,000 Freehold

- Four Bedroom Detached House
- Utility Room
- Master En-Suite Bedroom
- Lounge
- Enclosed Tiered Rear Garden
- Family Bathroom
- Kitchen/Diner
- Driveway Parking

137 Dukes Way, Axminster EX13 5QP

A beautifully presented, double fronted, four bedroom modern house located on a popular residential development within the market town of Axminster. The property briefly comprises a lounge, kitchen/diner, utility room, a master en-suite bedroom, three further bedrooms and a family bathroom. The property further benefits from a enclosed tiered rear garden and driveway parking for four vehicles.



Council Tax Band: E



Entrance Hall

Doors to the accommodation with a radiator, fusebox and stairs with a wooden hand rail and balustrade ascending to the first floor. Further benefitting from a under stair storage cupboard.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin, a towel rail and a opaque window to the rear aspect.

Lounge

5.82 x 3.68

Window to the front aspect and French patio doors opening onto the garden. Further benefitting from two radiators.

Kitchen/Diner

5.84 x 3.10

Fitted with a range of matching wall and base units with works top over. This kitchen is fitted with a four ring hob with a oven under and a extractor hood above. Continuing round to a one and a half bowl sink and drainer with a window to the rear aspect and a dishwasher underneath. The dining area benefits from a window to the front aspect and radiator.

Utility Room

2.84 x 1.50

Fitted with a work top with space and plumbing for a washing machine underneath and a sink and drainer. a rear door leads to the rear garden and further benefitting from a wall mounted boiler. Radiator.

Landing

Doors leading to the accommodation with loft access overhead. The loft is part boarded and benefits from a loft ladder and lighting. Further benefitting from a window to the front aspect and a storage cupboard housing the water tank.

Master Bedroom

3.51 x 3.15

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

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 wall mounted mains shower. Further benefitting from a heated towel rail and a opaque window to the rear aspect.

Bedroom 2

3.71 x 2.84

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

Bedroom 3

3.73 x 2.90

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

Bedroom 4

3.15 x 2.24

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

Family Bathroom

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 mains shower. Further benefitting from a radiator and a opaque window to the rear aspect.

Outside

The property benefits from a fully enclosed, westerly facing, tiered rear garden laid as a paved patio. Steps down leads to a wooden access gate leading to driveway parking for 4-5 cars.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: E

Utilities: All utilities are mains connected

Development Charge: £282

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.

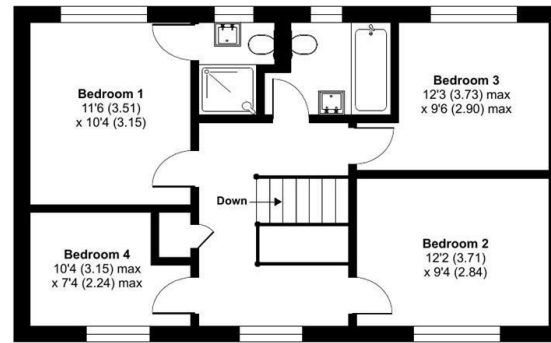
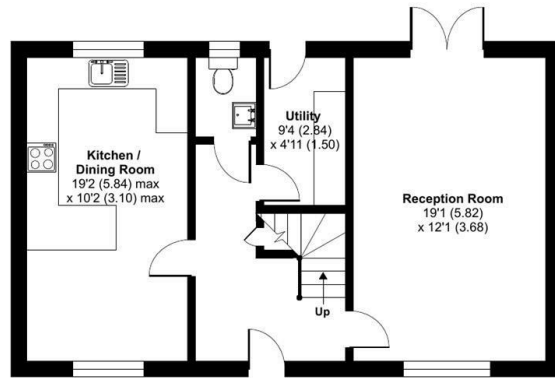
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

There are several restrictive covenants please contact the office for further details.

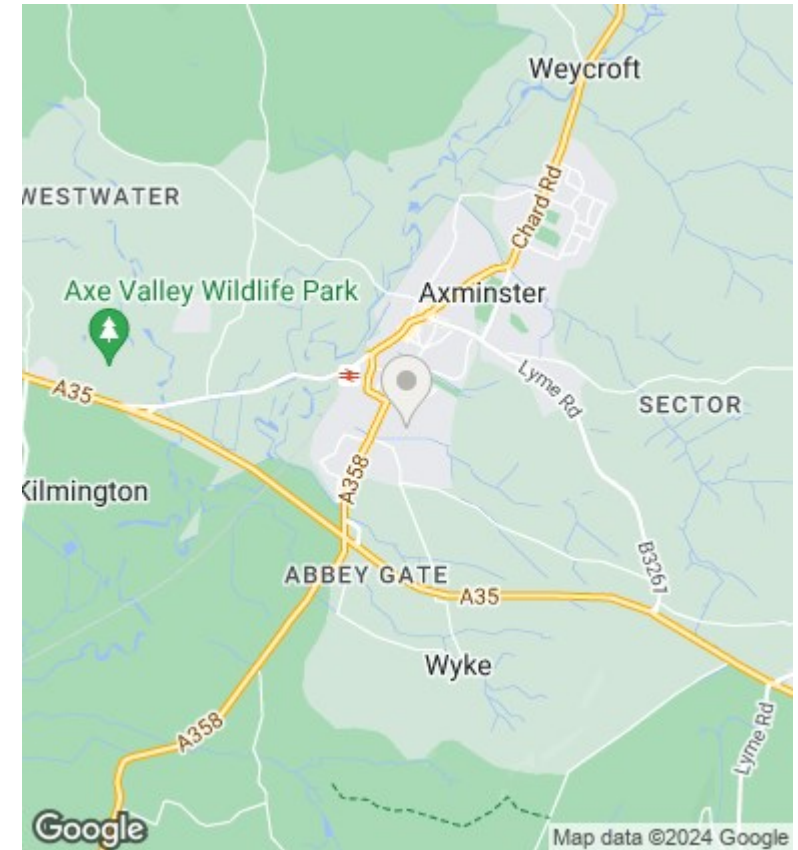


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Approximate Area = 1258 sq ft / 116.9 sq m
For identification only - Not to scale



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: 1078206



Directions

From our office on West Street, Axminster continue down the road taking the first left at the roundabout on to Musbury Road, continue along this road taking the 2nd exit onto Woodbury Park. Take the 1st left sign posted Dukes Way, follow the road and take the fifth left turn. Follow the road round to the left and the property can then be found shortly on the left hand side.

Viewings

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

Council Tax Band

E

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