



19 Dukes Way, Axminster, EX13 5QP

Guide Price £350,000 Freehold

- Three Bedroom Detached Bungalow
- Bathroom
- No Onward Chain
- Lounge
- Enclosed Garden
- Kitchen
- Garage and Parking

19 Dukes Way, Axminster EX13 5QP

A three bedroom, detached bungalow located in a cul-de-sac location within a popular residential area of Axminster. The property briefly comprises of a cloakroom, lounge, kitchen and bathroom. Further benefiting from a fully enclosed rear garden, single garage and a parking space. This property comes to the market with no onward chain.



Council Tax Band: D



Hallway

Doors leading to the accommodation with three storage cupboards one housing the fuse box, one housing the water tank and one housing a wall mounted Vaillant gas boiler. Further benefitting from a radiator, smoke detector and loft access overhead.

Cloakroom

Fitted with white suite comprising a low level hand flush w.c and a opaque window to the front aspect. Further benefitting from a radiator.

Lounge

18'2" x 13'1" (5.56 x 3.99)

A spacious dual aspect reception room with a box window to the side aspect and a window to the rear aspect. Two wall mounted radiators and a patio door to the rear aspect leading onto the garden.

Kitchen

13'0" x 8'7" (3.97 x 2.63)

Fitted with a range of matching wall and base units with work tops over. Comprising a sink and drainer with a window to the rear aspect, continuing round to a electric four ring hob with a oven under and extractor hood above and space for a free standing fridge freezer. Further space and plumbing for a washing machine underneath the work top.

Bedroom 1

9'11" x 14'8" (3.03 x 4.49)

A double bedroom with a radiator and patio doors opening onto the garden

Bedroom 2

12'5" x 8'9" (3.80 x 2.69)

A double bedroom with a window to the front aspect and radiator. Further benefitting from a fitted double wardrobe.

Bedroom 3

9'0" x 9'5" (2.76 x 2.88)

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

Bathroom

6'1" x 6'9" (1.86 x 2.07)

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin inset within a range of vanity units. Continuing round to a walk-in bath with a attached shower head. A opaque window to the front aspect and a heated towel rail.

Outside

The property features a fully enclosed rear garden with paved walkways, laid to lawn grass and a variety of flowerbeds. A wooden access gate at the rear of the garden leads to the single garage and the off road parking space. The property benefits from a single garage with a up and over garage door with parking for one car to the front.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: D

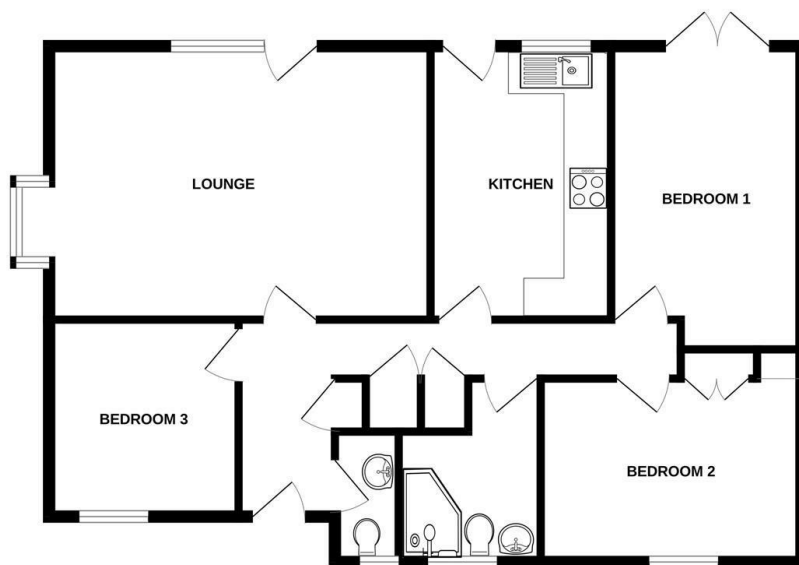
Utilities: All utilities are mains connected

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

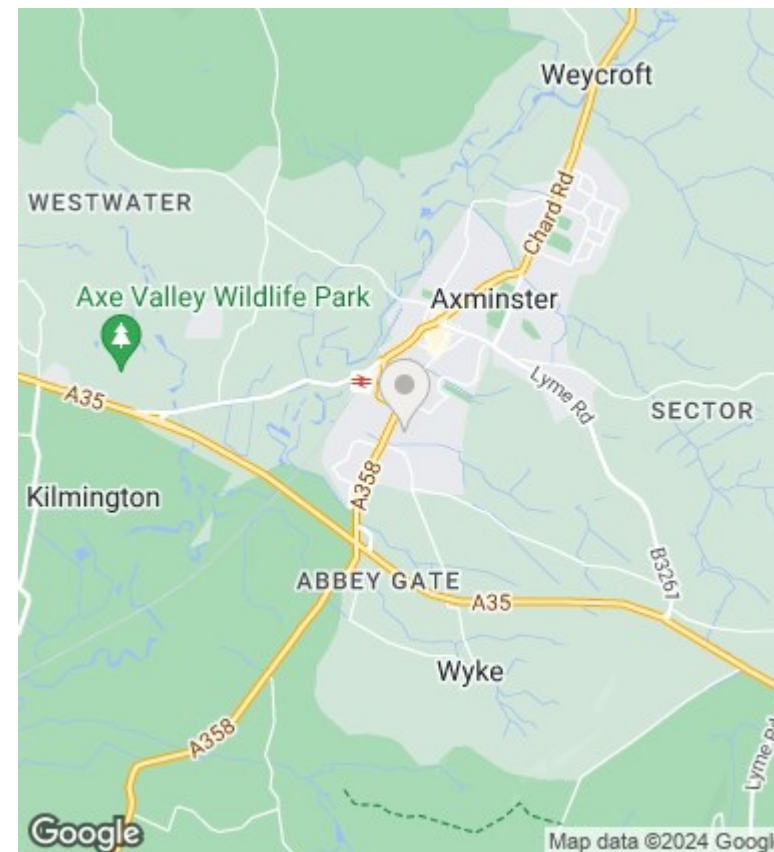
Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

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

GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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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

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |