



17 Millbrook Dale, Axminster, EX13 5EF

£499,000 Freehold

- Three Bedroom Detached Bungalow
- Bathroom and Shower Room
- Double Garage
- Three reception Rooms
- Kitchen
- Driveway Parking
- Conservatory
- Front and Rear Gardens

17 Millbrook Dale, Axminster EX13 5EF

A delightful three bedroom detached bungalow located in a cul-de-sac location in the market town of Axminster. With generous living accommodation throughout the property briefly comprises of a lounge, dining area, kitchen, two bathrooms, utility room, conservatory and a second reception room that can be used as a fourth bedroom. Outside the property benefits from a double garage, a tiered garden and driveway parking.



Council Tax Band: E



Entrance Hall

Doors leading to the accommodation with loft access and a smoke detector overhead. Further benefitting from a radiator and two storage cupboards. One houses a wall mounted Baxi gas boiler and the other houses the water tank and wooden shelving.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c, and a pedestal hand wash basin inset in a vanity unit. A opaque window to the side aspect.

Lounge

18'1" x 12'2" (5.52 x 3.73)

With a feature box bay window to the rear aspect with French doors leading to the conservatory and two radiators.

Dining Area

13'9" x 8'6" (4.21 x 2.61)

A window to the front aspect, radiator and space for a dining room table and chairs.

Kitchen

9'0" x 13'2" (2.75 x 4.03)

A Martha Mockford fitted kitchen comprising a range of fitted wall and base units with work tops over. Comprising a Blanco coloured sink and drainer, a four ring electric hob with a extractor hood and oven. A window to the front aspect and space for a fridge freezer, space and plumbing for a dishwasher.

Utilitiy Room

4'1" x 11'2" (1.27 x 3.41)

Fitted with a range of work tops comprising a stainless steel sink and drainer and a window to the front aspect. Space and plumbing for a washing machine underneath and loft access overhead.

Reception Room

10'10" x 13'7" (3.32 x 4.15)

This useful second reception room provides flexible living accommodation and can be used as a potential fourth bedroom, home office or craft room. Featuring a window and patio door to the front aspect, radiator and door leading to the conservatory.

Shower Room

Fitted with a shower cubicle with a wall mounted shower, towel rail, extractor fan and a base unit with work over.

Conservatory

A fully double glazed conservatory with French doors leading to the garden, radiator and steps down leading to the Lounge.

Bedroom 1

12'2" x 12'2" (3.73 x 3.73)

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

Bedroom 2

12'2" x 9'6" (3.73 x 2.92)

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

Bedroom 3

11'3" x 7'2" (3.44 x 2.19)

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

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. A opaque window to the front aspect.

Outside

The property benefits from front and rear gardens, with driveway parking and access to a double garage that is situated to the front of the property. The rear of the property benefits from terraced gardens that are laid to lawn with a variety of well maintained hedges and plantations and with steps leading down to a iron access gate.

Double Garage

17'1" x 17'1" (5.22 x 5.22)

A double garage with a single up and over garage door benefitting from windows to the rear and side aspect, power and lighting. Further benefitting from a separate workshop space situated within.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

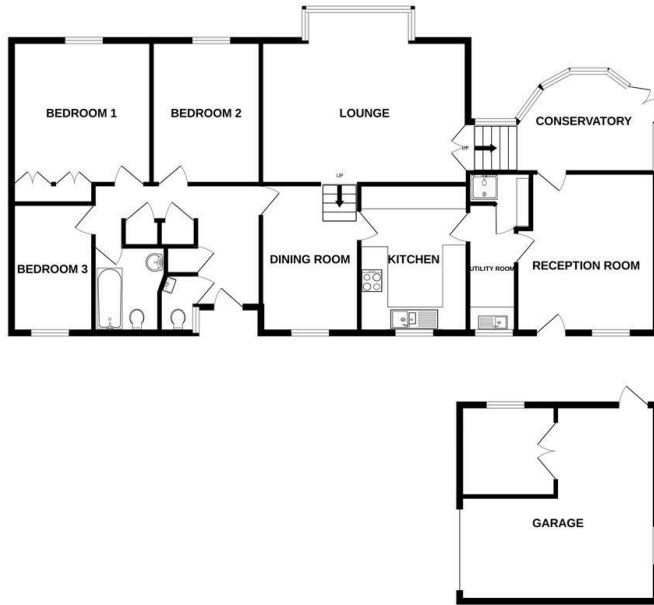
Tax Band: E

Utilities: All utilities are mains connected

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

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

GROUND FLOOR
1666 sq.ft. (154.8 sq.m.) approx.



TOTAL FLOOR AREA: 1666 sq.ft. (154.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for information purposes only and should be used as a guide for 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.
Made with floorplan 100001



Directions

From our office in Axminster proceed out on the A358 towards Chard, passing the hospital on your left, taking the second exit on your left into Millbrook Dale. Follow the road round to the left and take the driveway on the right hand side. The property can be found at the end of the driveway 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			
(81-91) B			82
(69-80) C		69	
(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	