



## 81 Woodbury Park, Axminster, EX13 5QX

Guide Price £243,450 Freehold

- Three Bedroom End of Terrace House
- Sun Room
- No Onward Chain
- Lounge/Diner
- Family Bathroom
- Kitchen
- Front and Rear Gardens

# 81 Woodbury Park, Axminster EX13 5QX

A three bedroom, end of terraced house, located in a residential area of the market town of Axminster. The property briefly comprises a lounge/diner, kitchen, sun room, three bedrooms including two doubles and a single and a family bathroom. Outside the property benefits from front and rear gardens and a single garage located in a separate block away from the property. This property comes to the market with a additional benefit of no onward chain.



Council Tax Band: B



### Hallway

Doors to the accommodation and stairs with a wooden hand rail and balustrade leads to the first floor. Radiator, smoke detector and opaque window to the front aspect.

### Lounge/Diner

24'3" x 10'8" (7.40 x 3.27)

A spacious dual aspect lounge/diner with windows to the front and rear aspects, two radiators and a feature gas fireplace. The dining area has ample space for a dining room table and chairs.

### Kitchen

8'3" x 7'10" (2.54 x 2.41)

Fitted with a range of matching wall and base units with work tops over comprising a four ring gas hob with a extractor hood above. Continuing round to a sink and drainer, a wall mounted Logic gas boiler and a eye level oven and space for a fridge freezer.

### Sun Room

15'11" x 4'7" (4.86 x 1.40)

A double glazed sun room facing the garden with doors to the side and rear aspects, benefitting from connections for a washing machine.

### Landing

Doors to the accommodation with loft access and a smoke detector.

### Bedroom 1

10'0" x 10'0" (3.07 x 3.05)

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

### Bedroom 2

10'9" x 10'11" (3.29 x 3.35)

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

### Bedroom 3

9'8" x 6'9" (2.96 x 2.07)

A single 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 shower unit with a wall mounted mains shower. A opaque window to the rear aspect and a radiator.

### Outside

The property benefits from a fence enclosed low maintenance tiered rear garden. Accessed from the sun room steps leads up to a laid to patio garden with two wooden sheds and disused pond and water feature.

### Garage

The property comes with a single garage located in a block of garages located away from the property.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

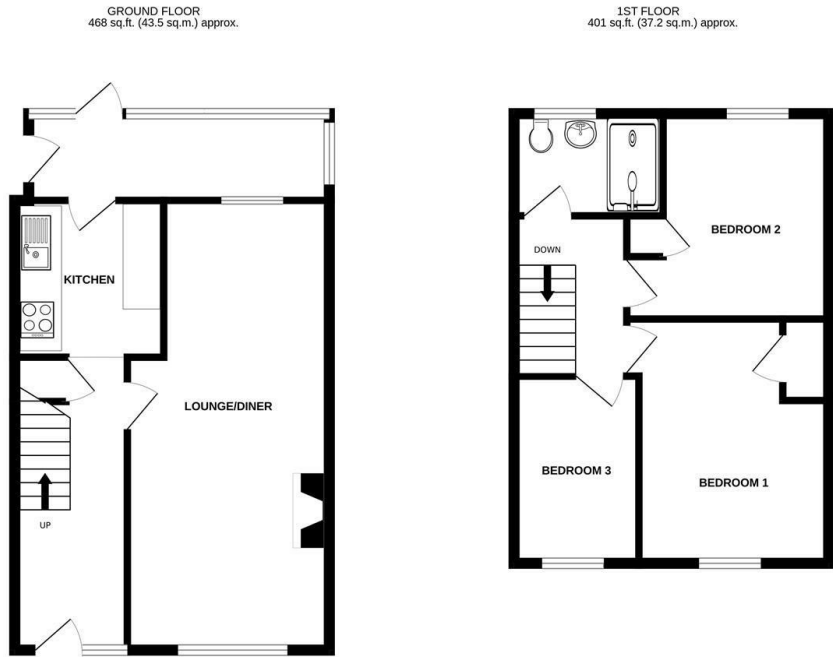
Utilities: All utilities as mains connected.

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

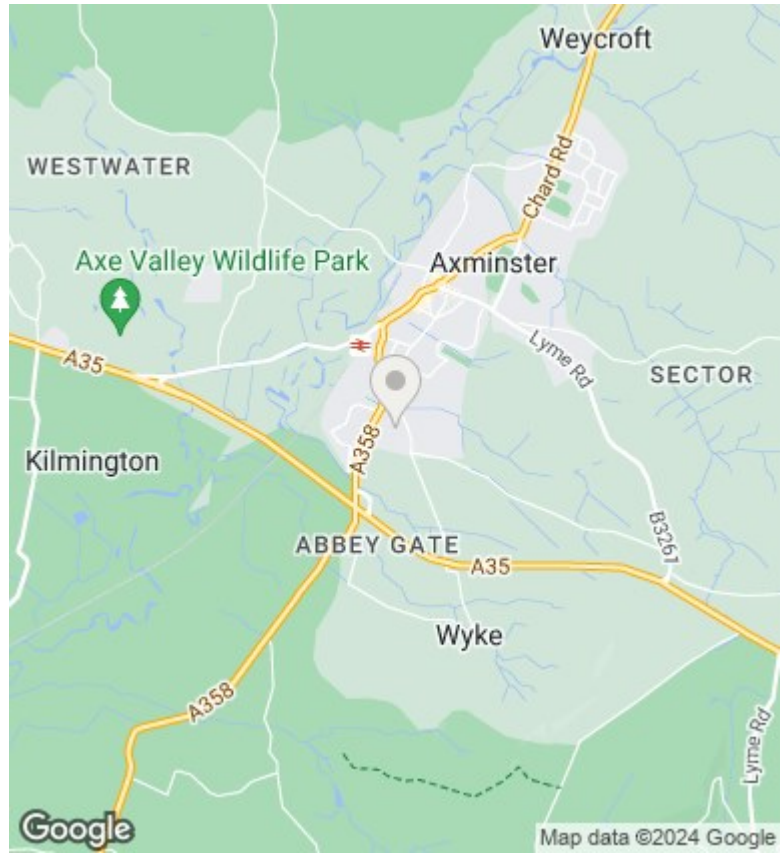
Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

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

Property sale is subject to the grant of probate.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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 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 on West Street in Axminster follow the A358 taking the first exit at the roundabout onto King Edward, follow the road which bears right onto Musbury Road, take the first left onto Woodbury Park where you will find the property a short distance up the road on your right-hand side.

**Viewings**

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

**Council Tax Band**

B

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>80</b> |
| (69-80) <b>C</b>                                   | <b>67</b>               |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |