



## Stoney Close, Cooks Lane, Axminster, Devon, EX13 5SQ

Guide Price £485,000 Freehold

- Three Bedroom Detached Bungalow
- Bathroom
- Front and Rear Gardens
- Lounge
- Garage
- Kitchen
- Driveway Parking

# Cooks Lane, Axminster EX13 5SQ

A well presented, three bedroom detached Woolaway bungalow in Cooks Lane, Axminster. The property briefly comprises lounge with open fire, kitchen, family bathroom and three bedrooms. Outside the property features front and rear gardens, a garage with makings of a work shop at the back, and driveway parking. This property comes to the market with the added benefit of no onward chain.



Council Tax Band: C



### Hallway

Doors leading to the accommodation and storage cupboard housing a Worcester gas boiler. Two radiators, smoke detector and loft access.

### Lounge

6.12 x 3.37

A dual aspect reception room with windows to the front and side aspect and patio doors opening onto the rear garden. A feature wood burning fireplace and two radiators.

### Kitchen

2.92 x 2.13

Fitted with a range of matching wall and base units with work tops over. Featuring a four ring electric hob, oven with a extractor hood. A stainless steel sink and drainer and space for a half fridge. A window to the rear aspect and a patio door opening onto the rear garden.

### Bedroom 1

3.30 x 3.26

A double bedroom with a window to the front aspect, radiator and aerial connection. Fitted with a wardrobe and canopy storage cupboards.

### Bedroom 2

2.83 x 2.69

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

### Bedroom 3

2.28 x 2.76

A single bedroom with a window to the rear aspect, radiator and aerial connection.

### Bathroom

Fitted with a white suite comprising a bath unit with a hand held shower attachment over taps, a pedestal hand wash basin, a low level hand flush w.c and a shower cubicle with a wall mounted electric shower. Further benefitting from a towel rail and extractor fan and a opaque window to the rear aspect.

### Outside

To the front of the property is paved driveway parking with a laid to lawn front garden. The rear garden consists of a paved patio seating area with steps leading a mostly laid to lawn rear garden with a variety of mature trees and hedges. The property also benefits from a single garage with a up and over door to the front aspect. The garage benefits from power and lighting as well as space and plumbing for a washing machine.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Construction: Woolaway Bungalow - therefore buyers are advised to check with their mortgage providers that they will lend on this type of construction prior to submitting any offers.

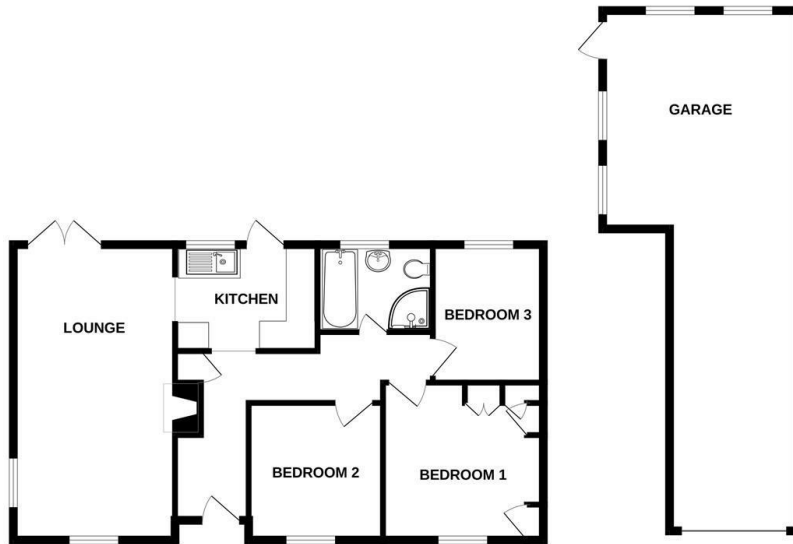
Utilities: LPG (liquid gas) fired central heating, mains water, mains electric and mains drainage.

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

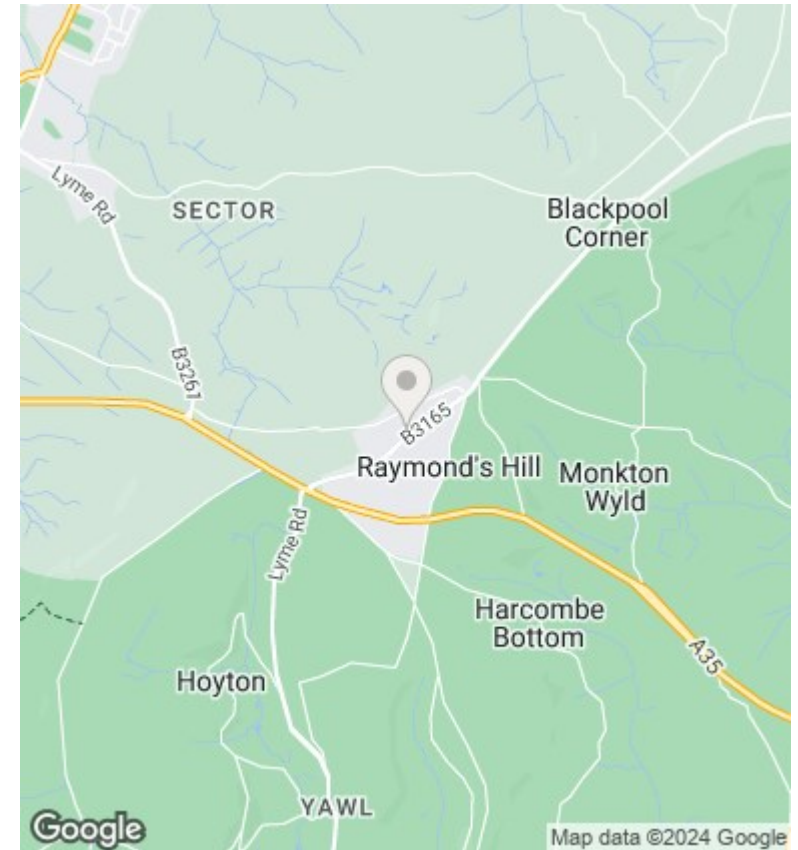
Standard broadband with a ADSL connection is available.

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

GROUND FLOOR  
1075 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA - 1075 sq.ft. (99.9 sq.m.) approx.  
While 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 in Axminster proceed through Axminster town centre on the A358. Then take the B3261 (Lyme Road). Continue straight for approximately 1.5 miles and take the left junction onto Cooks Lane. Continue along Cooks Lane for approximately 1 mile and the property can shortly be found on the left hand side.

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	