



22 Chard Road, Axminster, EX13 5HN

£349,950 Freehold

- Three Bedroom Semi-Detached House
- Kitchen
- Cloakroom
- Rear Garden including Summer House and Workshops.
- Sitting Room
- Boot Room
- Family Bathroom
- Dining Room
- Utility Room
- Off Road Parking

22 Chard Road, Axminster EX13 5HN

A beautifully presented three bedroom, semi-detached family home located on the outskirts of the market town of Axminster. Offering plenty of living accommodation throughout including a sitting room, dining room, kitchen, boot room, utility and cloakroom on the ground floor. The first floor boasts three double bedrooms and a family bathroom. Outside the property benefits from off road parking and a generous sized rear garden with views towards to the surrounding countryside. The garden further benefits from several outbuildings including a Summer House/Studio and two workshops.



Council Tax Band: C



Porch

Entrance Porch leading to the entrance hall.

Entrance Hall

Doors to the accommodation with stairs leading to the first floor.

Sitting Room

12'0" x 12'0" (3.68 x 3.66)

A comfortable reception room with a feature wood burning stove fireplace with a wooden mantle and slate hearth. A window to the front aspect and radiator.

Dining Room

14'0" x 12'5" (4.27 x 3.81)

A second reception room, perfect for entertaining featuring a fireplace with a wooden surround and mantle. A window to the front aspect and radiator. There is alcove space either side of the fireplace and a under stair cupboard providing additional storage space.

Kitchen

11'10" x 9'3" (3.61 x 2.84)

Fitted with a range of matching wall and base units with work tops over. Comprising a five ring gas hob with a extractor hood above. Continuing round to a stainless steel one a half bowl sink and drainer with a window to the rear aspect overlooking the garden and views of the surrounding countryside. Further benefitting from space and plumbing for a dishwasher and washing machine under the work tops and a eye level double oven.

Boot Room

8'9" x 8'0" (2.67 x 2.44)

The perfect room for drying muddy dogs with a door and window to the rear aspect and a door leading to the utility room. Further benefitting from a storage cupboard.

Utility

7'10" x 6'2" (2.41 x 1.88)

Fitted with a work top with fitted sink and space and plumbing for a washing machine underneath.

Cloakroom

Fitted with a low level hand flush w.c, and pedestal hand wash basin.

Landing

Doors leading to the accommodation with a window to the front aspect.

Bedroom 1

12'0" x 12'0" (3.68 x 3.66)

A dual aspect double bedroom with windows to the front and rear aspect and radiator.

Bedroom 2

8'5" x 11'5" (2.59 x 3.48)

A double bedroom with a window to the front aspect.

Bedroom 3

8'0" x 11'8" (2.44 x 3.58)

A double bedroom with a window to the rear aspect.

Bathroom

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin and a panelled bath unit with a wall mounted mains shower and a heated towel rail. A opaque window to the side aspect and extractor fan.

Workshop

23'3" x 7'6" (7.11 x 2.31)

The property benefits from a covered workshop space benefitting from power and lighting with access doors to the front and rear aspects and a window to the front aspect.

Outside

The property benefits from off road parking to the front and a generous sized rear garden. Mostly laid to lawn and enjoys views of the surrounding countryside. The garden features a Summer House/Studio, there is also a additional workshop approximately measuring 5.87m x 1.63m with a access door and window to the side aspect.

Agents' Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

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

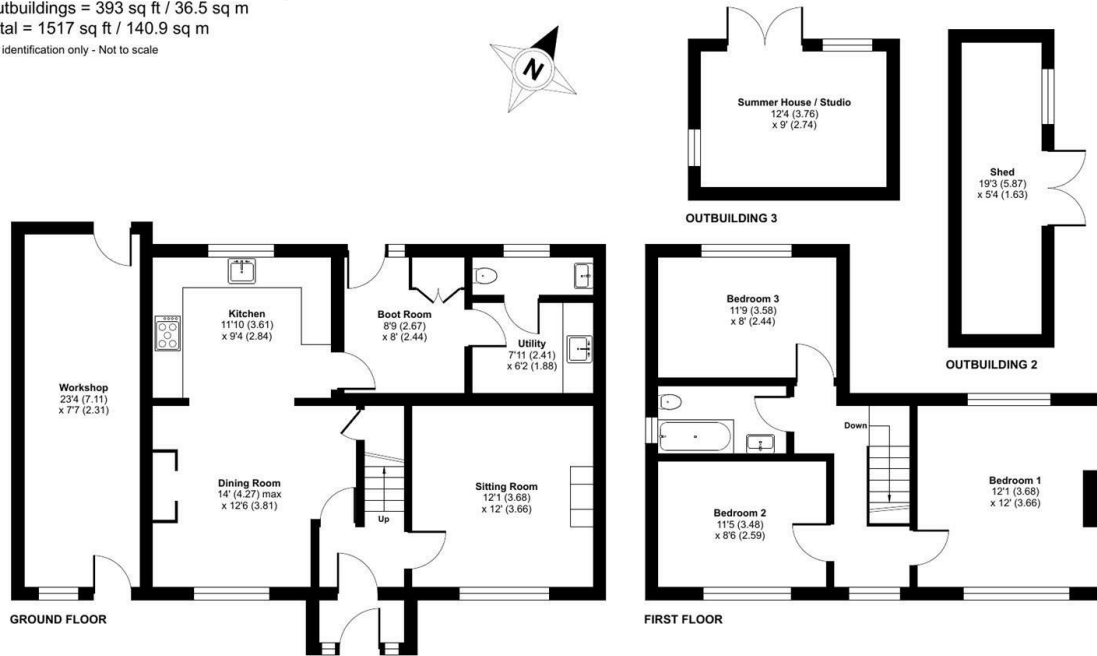
Chard Road, Axminster, EX13

Approximate Area = 1124 sq ft / 104.4 sq m

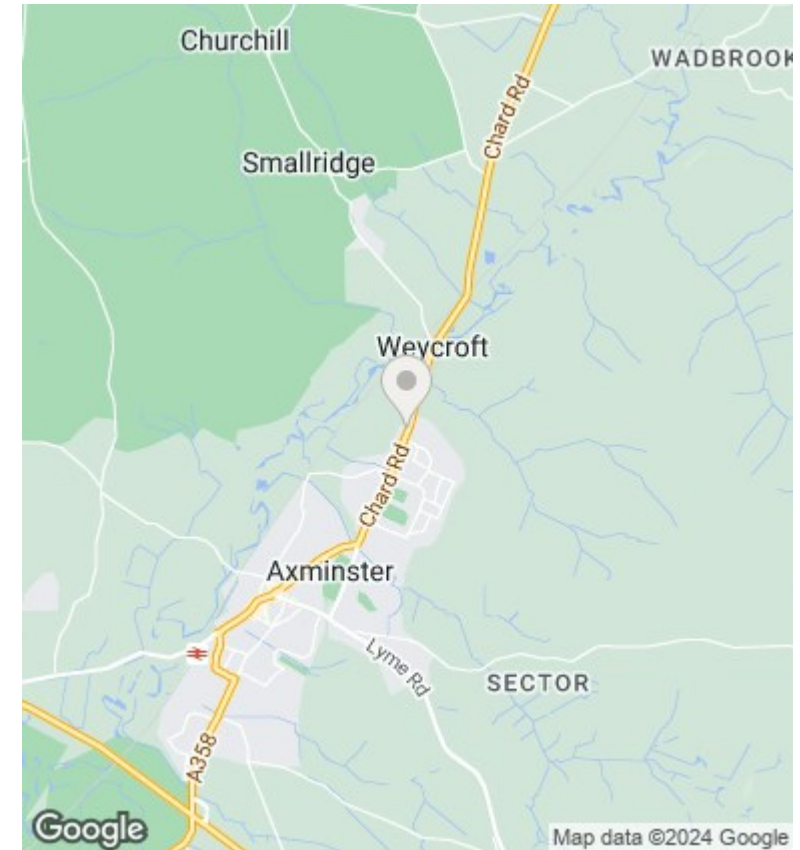
Outbuildings = 393 sq ft / 36.5 sq m

Total = 1517 sq ft / 140.9 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). © nchecom 2024. Produced for Harris & Harris Property Services Ltd. REF: 1112598



Directions

From our office in Axminster proceed out on the A358 towards Chard, passing the hospital on your left, continuing until a mini roundabout. Turn left at the roundabout and continue along the Chard Road, the property can then be found on your left hand side.

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	