



## 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](http://checker.ofcom.org.uk)

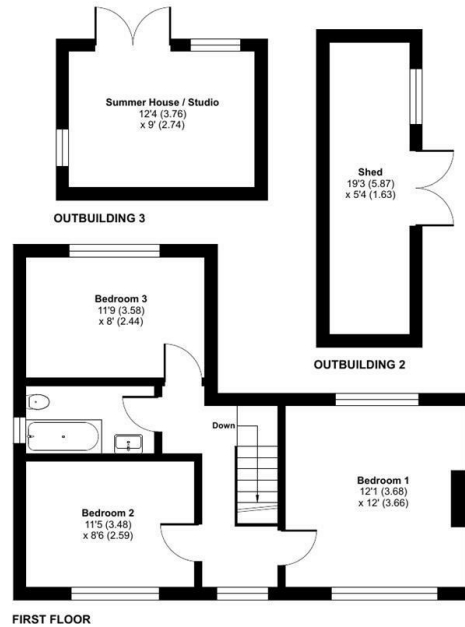
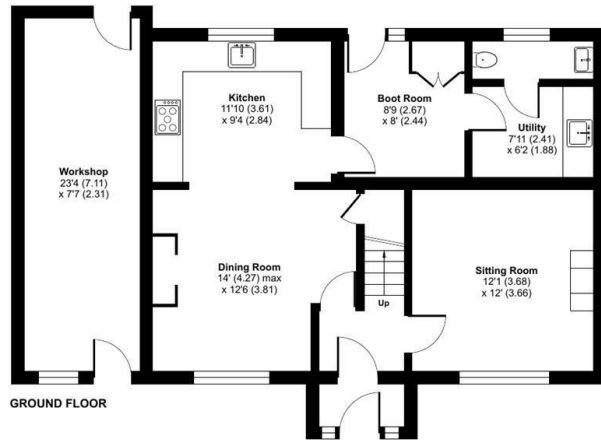
## Chard Road, Axminster, EX13

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>56</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	