



13 Petre Street, Axminster, EX13 5FY

£315,000 Freehold

- Three Bedroom Linked Detached House
- Conservatory with underfloor Electric Heating
- Master En-Suite Bedroom
- Kitchen
- Family Bathroom
- Front and Rear Gardens
- Lounge
- Cloakroom
- Garage and Driveway Parking

13 Petre Street, Axminster EX13 5FY

Welcome to this charming detached house located on Petre Street in the market town of Axminster. Built in 2015, this house combines the charm of a traditional family home with the convenience of modern amenities. This property boasts generous accommodation throughout, perfect for a growing family or those who love to entertain. As you step inside, the house benefits from a lounge, kitchen and conservatory, ideal for relaxing with family or hosting guests. The house features three lovely bedrooms, including a master en-suite, alongside a family modern bathroom. The outside of the property also benefits from front and rear gardens, a single garage and driveway parking for two cars.



Council Tax Band: C



Entrance Hall

Doors leading to the ground floor accommodation with a smoke detector and radiator. Stairs ascend to the first floor.

Cloakroom

Fitted with a white suite comprising a low level hand flush W.C and a pedestal hand wash basin inset above an useful storage cupboard. An opaque window to the front aspect and radiator.

Kitchen

8'9" x 9'0" (2.69 x 2.76)

Fitted with a range of matching wall and base units with work tops over. Comprising a stainless steel one and a half bowl sink and drainer with a window to the front aspect and an integrated dishwasher underneath. Continuing round to a cupboard housing a wall mounted gas boiler and a four ring induction hob. The kitchen further benefits from an integrated eye level oven and space for a fridge freezer.

Lounge

15'8" x 13'10" (4.78 x 4.24)

This comfortable reception room features a window to the rear aspect, two radiators and an under stairs storage cupboard housing the water cylinder. French doors open into the conservatory.

Conservatory

9'3" x 8'9" (2.82 x 2.69)

This double glazed conservatory is perfectly placed to be used as a second reception room. Overlooking the rear garden the conservatory benefits from underfloor electric heating, power and lighting. French doors open onto the rear garden.

Landing

Doors leading to the first floor accommodation, smoke detector and window to the side aspect.

Bedroom 2

12'4" x 9'2" (3.76 x 2.80)

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

Bedroom 3

9'2" x 7'7" (2.80 x 2.33)

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

Family Bathroom

6'2" x 7'5" (1.90 x 2.28)

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 shower over taps. Further benefiting from a heated towel rail, extractor fan and an opaque window to the rear aspect.

Master Bedroom

15'8" x 13'10" (4.78 x 4.24)

Occupying the entire second floor this master en-suite double bedroom features a window to the front aspect, which enjoys partial countryside views and a generous sized fitted double wardrobe, which benefits from automatic lighting. Further benefiting from a loft hatch and radiator.

En-Suite

Fitted with a white suite comprising a low level hand flush W.C, a pedestal hand wash basin and a shower cubicle with a wall mounted mains shower. Further benefiting from a heated towel rail, extractor and a Velux window to the rear aspect.

Outside

Accessed from the conservatory the property enjoys a fully enclosed rear garden. Mostly laid to lawn and features a paved patio seating area and a raised flower bed.

Garage

18'1" x 8'11" (5.53 x 2.74)

A single garage with an up and over garage door to the front aspect and a access door to the rear aspect onto the garden. The garage further benefits from power and lighting and space and plumbing for a washing machine.

Agents' Notes

Tenure: Freehold

Local Authority: East Devon District Council

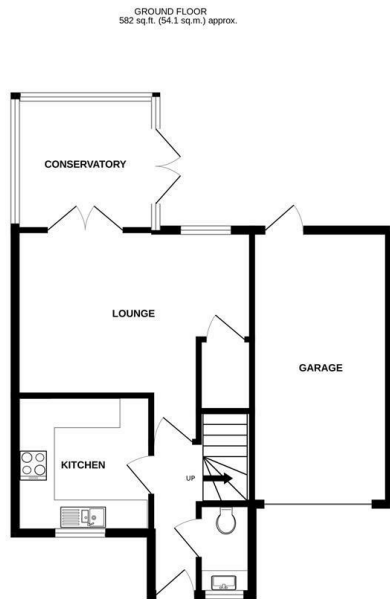
Tax Band: C

Utilities: All utilities are mains supply

Development Charge: £310.10 per annum billed in June and December each year at £155.05

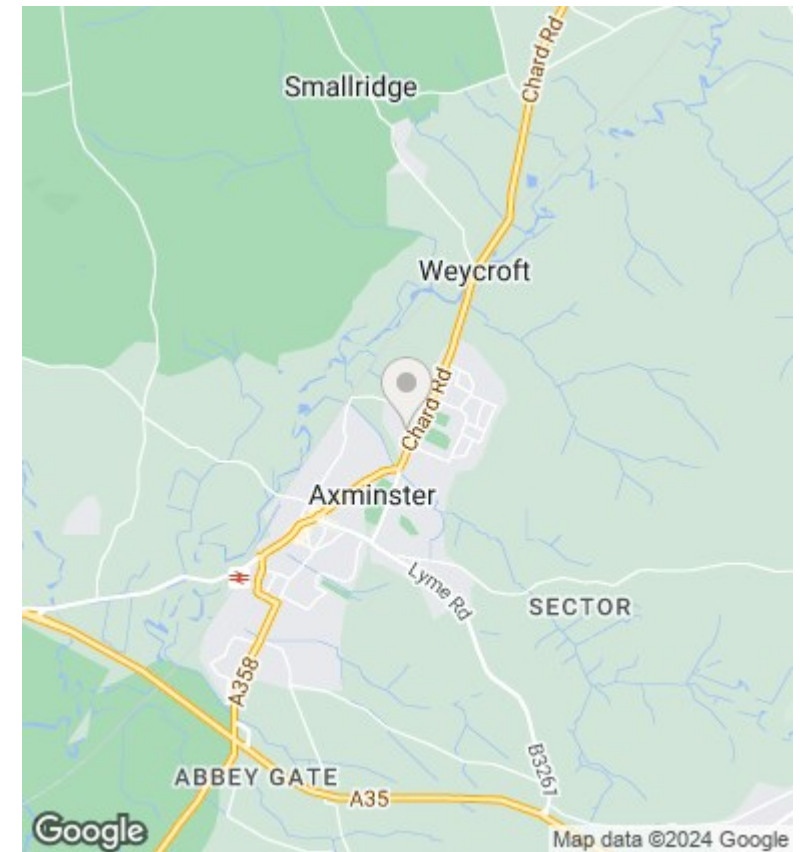
Broadband: Ultrafast full fibre broadband with a FTTP connection is available. Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

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



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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 error, 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 out on the A358 towards Chard, passing the hospital on your left, continuing until a mini roundabout. Turn left at the roundabout and take the first left on to Brewer Avenue, Turn left on Petre Street 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)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	