



16 Covert Close, Axminster, EX13 5GU

Guide Price £435,000 Freehold

- Detached House
- Four Bedrooms including a Master Ensuite
- Open Plan Kitchen/Diner
- Study & Cloakroom
- Bathroom
- Garage & Driveway Parking
- Enclosed Rear Garden

16 Covert Close, Axminster EX13 5GU

An attractive four bedroom detached house offering spacious family accommodation throughout which includes a well-appointed dining/kitchen, sitting room, a cloakroom/utility which has space and plumbing for a washing machine and a study. To the first floor the master bedroom is fitted with a en-suite. A family bathroom services the other three bedrooms. Outside, there is driveway parking which leads to a single garage with an up and over door, a enclosed rear garden and countryside views to the front aspect.



Council Tax Band: E



Entrance Hall

A welcoming hallway with doors leading to the accommodation and stairs with a wooden hand rail and balustrade ascends to the first floor. Radiator and smoke detector.

Study

7'6" x 6'7" (2.31 x 2.01)

A second reception room, currently used as a office with a window to the front aspect and radiator.

Utility Room

Fitted with a white suite comprising a low level hand flush w.c, space and plumbing for a washing machine. An opaque window to the side aspect and radiator.

Lounge

14'7" x 11'5" (4.47 x 3.48)

Featuring a box bay window to the front aspect, radiator and a window to the side aspect and internal double doors leading into the Kitchen.

Kitchen/Diner

25'1" x 10'4" (7.67 x 3.15)

Fitted with a range of matching wall and base units with worktops over and tiled splashbacks. Comprising an eye level double oven, a gas hob with extractor hood, dishwasher and a cupboard housing the gas boiler. Continuing round to an one and a half stainless steel sink and drainer with a swan neck mixer tap and a window to the rear aspect. A spacious dining area perfect for entertaining features internal double doors into the lounge and French doors leading onto the garden

Landing

Doors leading to the accommodation, airing cupboard, smoke detector and loft hatch.

Bedroom 1

13'10" x 11'8" (4.22 x 3.56)

A master en-suite bedroom with a box bay window to the front aspect benefitting from views of the surrounding countryside and a fitted wardrobe.

Ensuite

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin, a heated towel rail and extractor fan.

Bedroom 2

10'9" x 10'0" (3.30 x 3.05)

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

Bedroom 3

14'4" x 9'3" (4.37 x 2.82)

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

Bedroom 4

10'5" x 8'2" (3.18 x 2.49)

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

Bathroom

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

Outside

The property benefits from a fully enclosed rear garden with a paved patio and lawned garden areas. Further benefitting from a side access gate leading to the driveway parking and garage.

Garage

18'2" x 8'11" (5.54 x 2.74)

A single garage with an up and over garage door to the front aspect with driveway parking in front.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: E

Utilities: All utilities are mains supply

Development Charge: £188 per annum billed in two instalments of £94 in June and December

Broadband: Ultrafast full fibre broadband with a FTTP connection is available. Standard broadband with a ADSL connection is available. Please go to openreach.com for more information

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

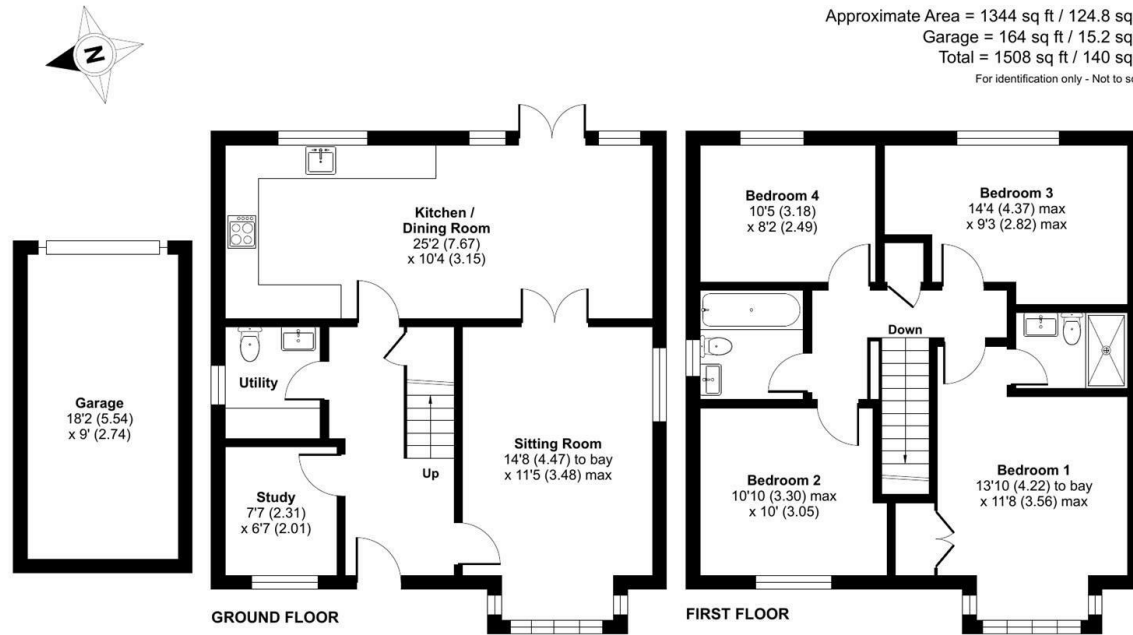
Covert Close, Axminster, EX13

Approximate Area = 1344 sq ft / 124.8 sq m

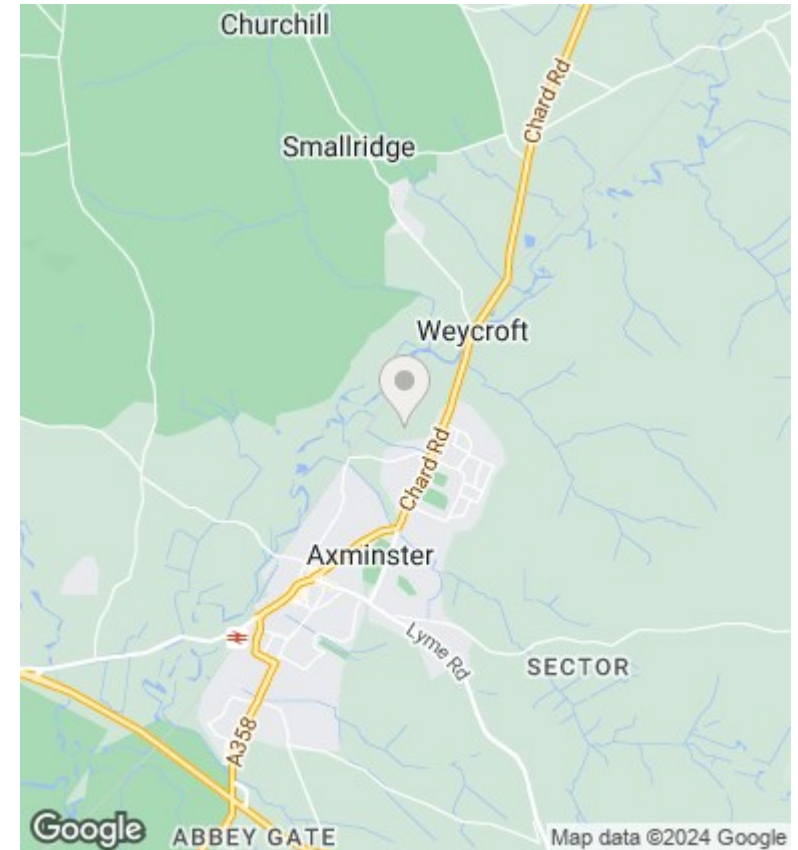
Garage = 164 sq ft / 15.2 sq m

Total = 1508 sq ft / 140 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: 1111002



Directions

From our office in West Street, Axminster, continue on a A358 following the signs for Chard along the A358. At the mini roundabout take the first exit and continue along this road taking your second left into Cloakham Drive. Proceed through the S bend and down the hill where the turning for Covert Close can be found on your right hand side.

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	