



16 Covert Close, Axminster, EX13 5GU

Guide Price £400,000 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

Located in Covert Close, Axminster, this delightful four-bedroom detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The property boasts four well-proportioned bedrooms, including a master en-suite, ensuring ample space for family and guests alike. The home enjoys countryside views from the lounge and the two front bedrooms.

The house is equipped with modern fixtures and fittings throughout, enhancing the overall appeal and functionality of the home. The two bathrooms provide convenience for busy mornings and family life, making it an ideal choice for those seeking a practical yet stylish residence.

Outside, the enclosed rear garden offers a private sanctuary, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property features a single garage and driveway parking for two vehicles, ensuring that parking is never a concern.

 4  2  1  B

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 an 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 a 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 radiator and a window to the front aspect that enjoys views of the surrounding countryside.

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 suite 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

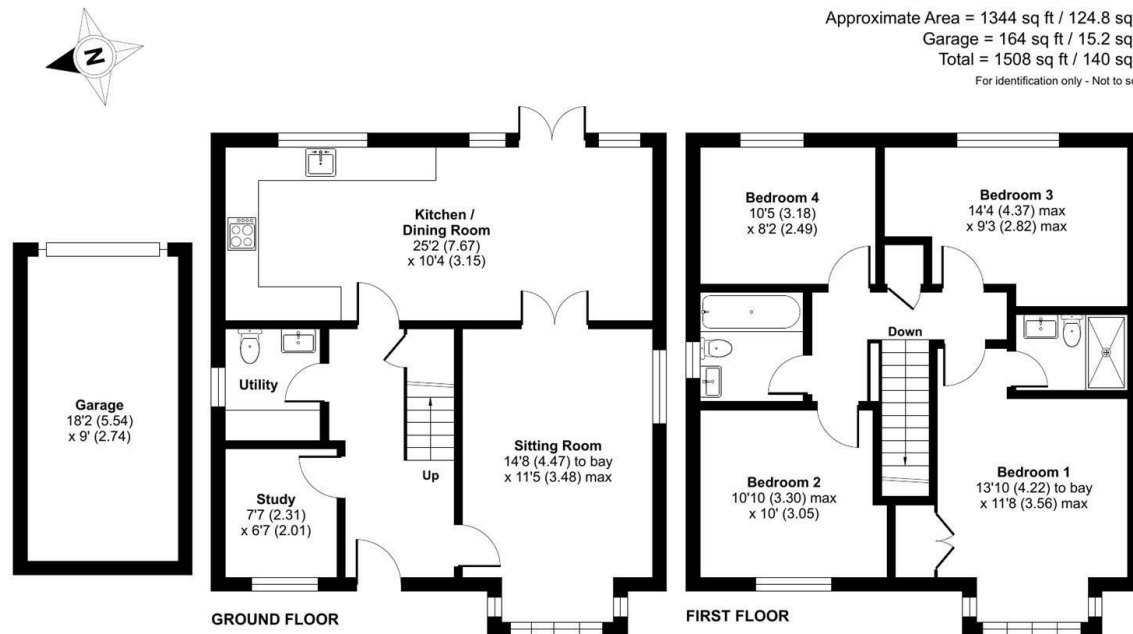
Tax Band: E

Utilities: All utilities are mains supply

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

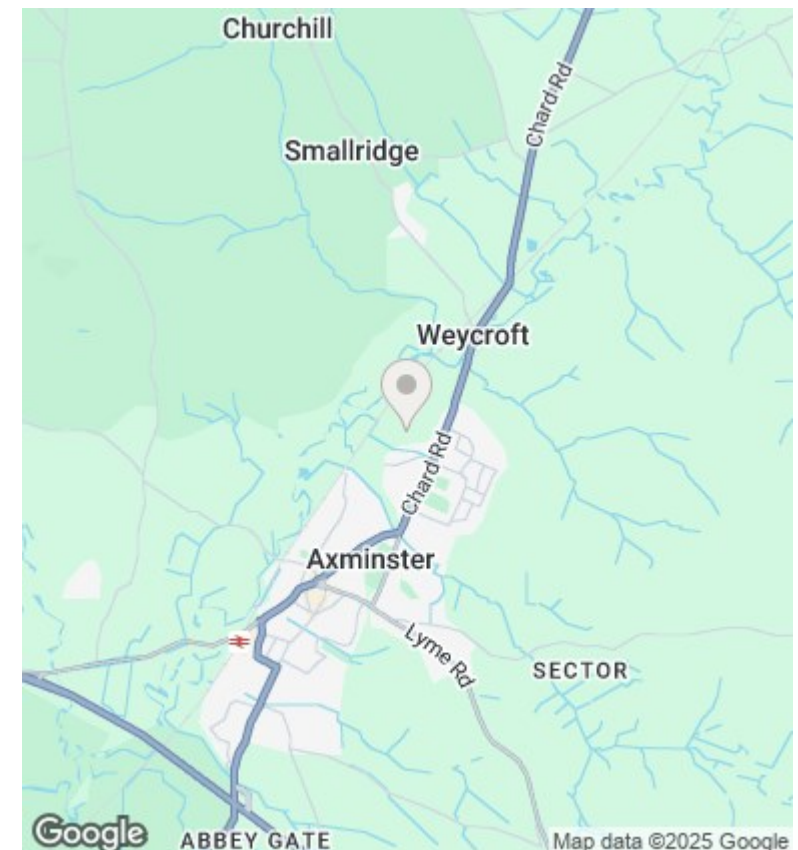
Broadband: Ultrafast full fibre broadband with a FTTP connection is available. Standard broadband with a ADSL connection is available. Please go to openreach.com for more information

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Harris & Harris Property Services Ltd. REF: 1111002

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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		
(92 plus) A		100
(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		
EU Directive 2002/91/EC		
England & Wales		