



5 Newbery Close, Axminster, EX13 5NA

Guide Price £335,000 Freehold

- Four Bedroom Detached Family Home
- Dining Room
- Family Bathroom
- No Onward Chain
- Lounge
- Conservatory
- Integral Garage and Driveway Parking
- Kitchen
- Master En-Suite Bedroom
- Front and Rear Gardens

5 Newbery Close, Axminster EX13 5NA

Welcome to Newbery Close, Axminster - a charming property situated in a peaceful neighbourhood close to local amenities and schools. This detached house boasts two spacious reception rooms and a kitchen, ideal for entertaining guests. Upstairs are four inviting bedrooms, including a master en-suite in addition to a family bathroom.

Outside the property benefits from front and rear gardens and driveway parking space for two vehicles.

Whether you're looking for a new family home or a place to host gatherings with friends, this property on Newbery Close has it all. The property comes to the market with the added benefit of no onward chain.



Council Tax Band: D



Entrance Hall

Doors to the accommodation with a radiator and smoke detector.

Cloakroom

Fitted with a white suite comprising a low level hand flush W,C, a pedestal hand wash basin and an opaque window to the front aspect. Also fitted with a wall mounted alarm system.

Kitchen

6'10" x 9'9" (2.10 x 2.99)

Fitted with a range of matching wall and base units with work tops over, comprising a pantry cupboard, a four ring electric hob with a double oven underneath and an extractor fan above. Continuing round to a ceramic one and a half sink and drainer with a window to the front aspect. Space and plumbing for a dishwasher under the work top and space for a half fridge.

Dining Room

9'9" x 8'2" (2.98 x 2.49)

Perfect for entertaining, this dining room features French doors into the conservatory and a radiator. Stairs with a wooden hand rail and balustrade ascend to the first floor.

Conservatory

10'1" x 10'5" (3.09 x 3.20)

A double glazed conservatory overlooking the rear garden with a radiator, electric sockets and French doors to the rear garden.

First Floor Landing

Doors leading to the accommodation with a window to the side aspect. An airing cupboard houses the water cylinder and loft access and smoke detector overhead.

Bedroom 1

10'9" x 11'0" (3.29 x 3.36)

A double master en-suite bedroom with a window to the rear aspect with partial rural views and a 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. An opaque window to the side aspect and an extractor fan.

Bedroom 2

11'0" x 8'3" (3.36 x 2.52)

A double bedroom with a window to the rear aspect benefitting from partial rural views and a radiator.

Bedroom 3

11'6" x 6'4" (3.51 x 1.94)

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

Bedroom 4

7'2" x 9'4" (2.20 x 2.86)

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

Family Bathroom

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. An opaque window to the side aspect and an extractor fan.

Garage

18'0" x 8'3" (5.50 x 2.54)

An integral garage with a remote control electric roller garage door to the front aspect. Benefiting for power and lighting and features space and plumbing for a washing machine and a wall mounted Worcester boiler and fuse box.

Outside

The property features a laid to lawn front and side garden with driveway parking for two cars. The north westerly facing rear garden features a paved seating area leading to a lawned garden lined by well maintained flowerbeds.

Agents' Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

Utilities: All utilities are mains connected.

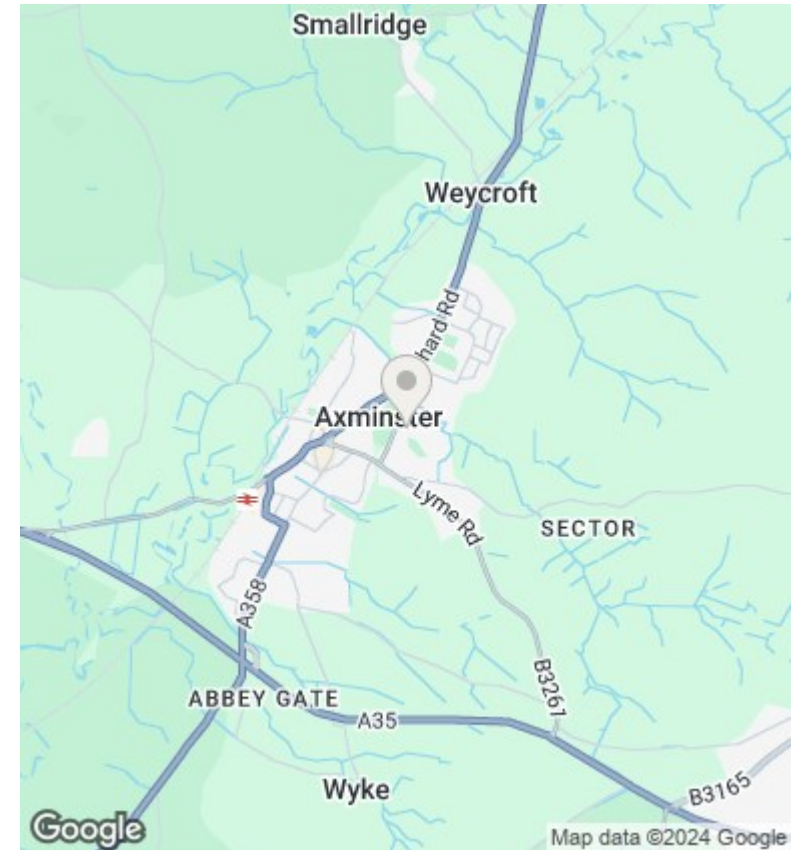
Broadband: Ultrafast full fibre broadband with a FTTP connection is available. Standard broadband with a ADSL connection is available. Please go to openreach.com for more information

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

This property is a probate sale and the grant of probate has been awarded.



TOTAL FLOOR AREA - 1147 sq.ft. (106.6 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given in this regard.
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Directions

From our office in Axminster proceed into the town centre turning left onto Chard Road at the George Hotel. Proceed up the hill past the hospital and down to the round about. At the roundabout turn right into Stoney Lane. Take the next turning on the left into Halletts Way and then the next right onto Newbery Close.

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(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	