



103 Dukes Way, Axminster, EX13 5FN

Guide Price £225,000 Freehold

- A Two Bedroom Semi-Detached Coachhouse
- Family Bathroom
- Enclosed Rear Garden
- Lounge
- Two Double Bedrooms
- Two Single Garages
- Kitchen/Diner
- Cloakroom

103 Dukes Way, Axminster EX13 5FN

This delightful Coachhouse property, built in 2019, offers a perfect blend of modern living and comfort. Located within a modern residential area in the traditional market town of Axminster.

With a generous 1,109 sq ft of living space, this Coachhouse offers a comfortable and spacious environment for you to make your own. Enjoying a welcoming entrance hall and downstairs cloakroom in addition to a spacious lounge and kitchen/diner. The property further boasts two lovely double bedrooms and a well appointed bathroom. Outside, the property also features two single garage and a enclosed rear garden.



Council Tax Band: B



Entrance Hall

A spacious entrance hall with doors leading to the accommodation and to the rear garden. Stairs with a wooden hand rail and balustrade ascending to the first floor. Further benefitting from a radiator and electric fuse box.

Cloakroom

Fitted with a white suite comprising a low level hand flush w,c, and a pedestal hand wash basin inset into a vanity unit. Further benefitting from a heated towel rail and an opaque window to the rear aspect.

Landing

Doors leading to the accommodation with an useful storage cupboard, a smoke detector, loft access overhead and a window to the front aspect.

Lounge

18'0" x 11'8" (5.51 x 3.56)

A spacious dual aspect reception room with a Velux window to the rear aspect and a window to to the front aspect. Further benefitting from two radiators.

Kitchen/Diner

10'10" x 14'1" (3.31 x 4.31)

Fitted with a range of matching wall and base units with work tops above. This modern kitchen comprises a resin one and a half bowl sink and drainer a four ring gas hob with an oven underneath and an extractor hood above. Further fitted with an integral washing machine under the work tops and further space for white goods and a free standing fridge freezer. A Velux to the rear aspect and a wall mounted radiator.

Bedroom 1

15'9" x 9'4" (4.81 x 2.86)

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

Bedroom 2

15'9" x 8'4" (4.81 x 2.55)

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

Bathroom

6'7" x 6'5" (2.01 x 1.97)

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin inset into a vanity unit and a panelled bath unit with a wall mounted amins shower. Further benefitting from a heated towel rail and a Velux window to the rear aspect.

Outside

Accessed from the entrance hall the property benefits from a fully enclosed low maintenance rear garden with a wooden decked seating area.

Garage 1

9'1" x 18'2" (2.77 x 5.56)

A single garage with an up and over garage door to the front aspect benefitting from power and lighting.

Garage 2

9'1" x 18'2" (2.79 x 5.56)

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

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

Utilities: All utilities are mains supply

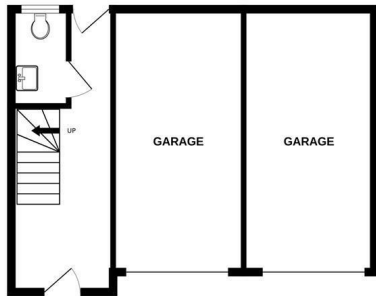
Development Charge: £280 per annum

Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

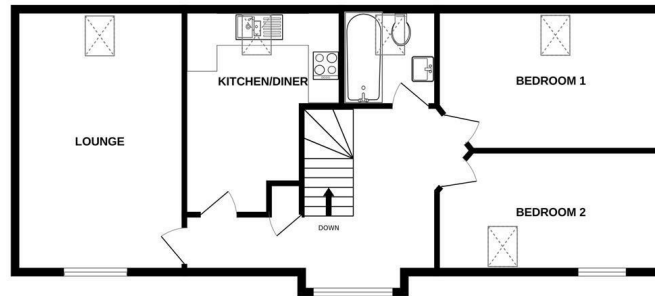
Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

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

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

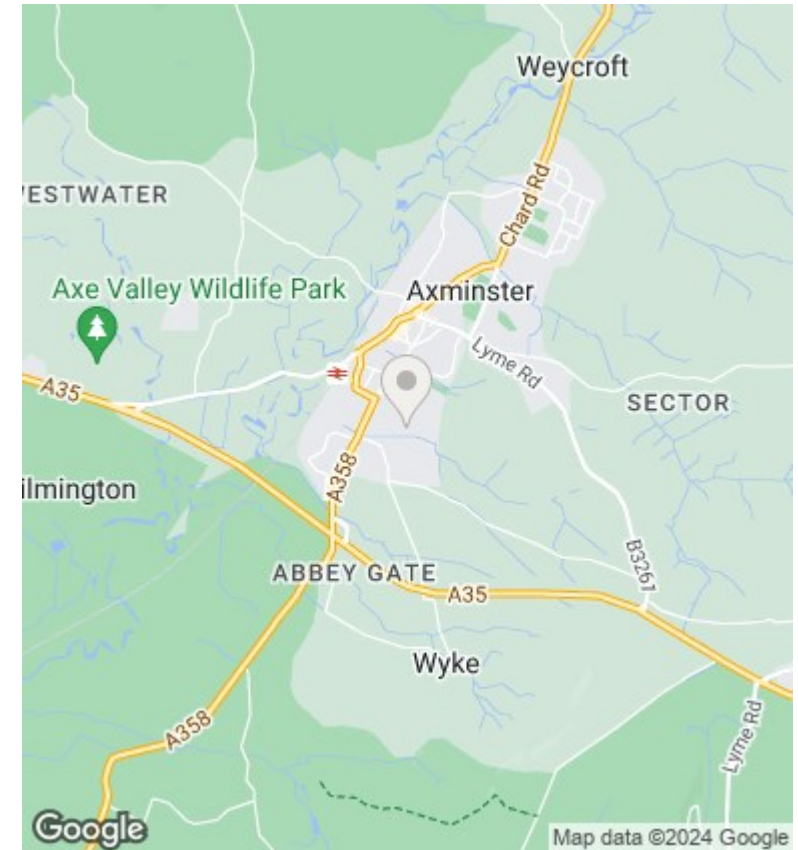


1ST FLOOR
827 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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 West Street, Axminster continue along the A358 towards Seaton, at the roundabout take the first exit and continue along the road taking the fourth left onto Woodbury Park. Take the first left onto Dukes Way, the property can be found on the left hand side.

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(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	