



Wayside Knights Lane, All Saints, Axminster, EX13 7LS

Guide Price £395,000 Freehold

- Two Bedroom Detached Bungalow
- Three Reception Areas
- Driveway Parking
- Kitchen
- Shower Room
- Single Garage
- Utility
- Front and Rear Gardens
- No Onward Chain

Wayside Knights Lane, Axminster EX13 7LS

A two bedroom detached bungalow located in a delightful setting, Knights Lane being a quiet no through road consisting of well established individual properties set in their own mature grounds. In need of renovation throughout the property provides the perfect opportunity for a new buyer to modernise and make their own.

The property briefly consists of three reception areas, kitchen, utility room, shower room and two bedrooms. Outside the property enjoys front and rear gardens, a gated driveway and a single garage. The property comes to the market with the additional benefit of no onward chain.



Council Tax Band: D



Entrance Porch

7'10" x 9'5" (2.41 x 2.88)

A conservatory style entrance porch with a door leading to the main hallway.

Hallway

Doors leading to the accommodation with a radiator, smoke detector and a storage cupboard with fuse box.

Lounge

14'2" x 12'7" (4.32 x 3.84)

With a window to the front aspect, radiator and gas fireplace.

Reception Room

11'6" x 9'2" (3.53 x 2.80)

With a window to the rear aspect, an internal opaque window to the side and a wall mounted gas heater.

Dining Room

9'10" x 6'5" (3.00 x 1.98)

With a feature stove fireplace and two storage cupboards, one housing the water cylinder. Loft access overhead.

Kitchen

8'7" x 9'2" (2.62 x 2.80)

Fitted with a range of matching base units with work tops above with a window to the rear aspect, a stainless steel sink and drainer, space for a oven and a window to the rear aspect.

Utility

5'6" x 9'2" (1.68 x 2.81)

With space and plumbing for a washing machine, a fitted base unit and a wall mounted gas heater, a window to the side aspect and a rear access door.

Bedroom 1

14'1" x 9'7" (4.31 x 2.94)

A double bedroom with a window to the rear aspect, a wall mounted gas heater and a range of fitted wardrobes.

Bedroom 2

8'7" x 14'1" (2.64 x 4.31)

A double bedroom with a window to the front aspect.

Shower Room

Fitted with a suite comprising a low level hand flush w,c, a hand wash basin and a shower cubicle. An internal opaque window to the rear aspect and a extractor fan.

Garage

18'4" x 10'0" (5.60 x 3.05)

A single garage benefitting from power and electric with a window to the rear aspect and a up and over garage door to the front.

Outside

The property sits on a generous sized plot with a gated entrance and driveway lined by a laid to lawn, hedge lined front garden with well established flora and fauna. To the rear of the property the garden is mostly laid to lawn with paved walkways and a outside water tap.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

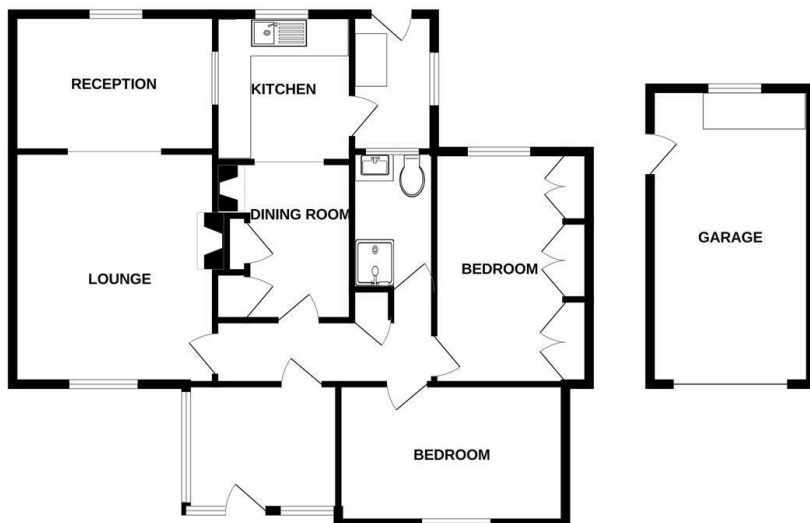
Tax Band: D

Broadband: Superfast fibre broadband with a FTTC connection is available. go to openreach.com for more information

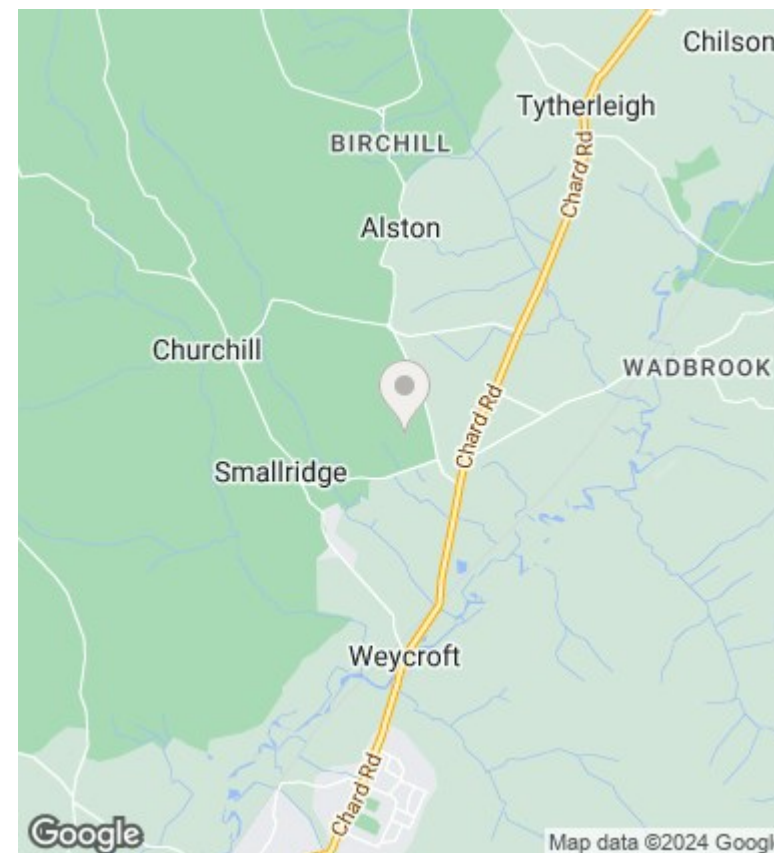
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Central Heating: LPG fired heating

GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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 continue along the Chard Road and through the traffic lights at Weycroft Bridge for 1.5 miles. Take the left junction signposted All Saints and then take the second left onto Knights Lane. The property can then be found on the right hand side.

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	