



1 Valley Villas, Vale Lane, Axminster, EX13 5PU

Guide Price £320,000 Freehold

- Off Road Parking
- Enclosed Rear Garden
- Cul De Sac Location
- Close to Local Transport Links and Amenities
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom

1 Valley Villas, Axminster EX13 5PU

A beautifully presented and maintained four bedroom semi detached family home, tucked away in a cul-de-sac location of the market town of Axminster, within walking distance of local transport links and amenities. The property features four bedrooms, kitchen and two reception rooms. The property further benefits from an enclosed rear garden and off-road parking.



Council Tax Band: C



Entrance Hall

A welcoming entrance hall with Victorian style tiled flooring. Wooden door to the ground floor accommodation and stairs with hand rail ascending to the first floor. Smoke detector and radiator.

Lounge

15'0" x 11'7" (4.58 x 3.53)

Featuring a wood burning stove set upon a slate hearth and a uPVC double glazed bay window to the front aspect and radiator.

Dining Room

15'0" x 11'6" (4.58 x 3.50)

A comfortable dining space with decorative electric fireplace with a display sill above. A uPVC double glazed window to the rear aspect, radiator and a pantry cupboard housing the fuse box.

Kitchen

7'10" x 14'0" (2.38 x 4.26)

With modern style wall and base units, wooden work tops and complimentary tile splashbacks. This modern kitchen features a electric hob with extractor hood above leading to a eye level oven. Continuing round to a cupboard housing the boiler, a stainless steel sink and drainer with mixer tap and uPVC double glazed window to the side aspect. Space and plumbing for a dishwasher and washing machine and space for a fridge freezer. A uPVC double glazed stable door leads to the garden. Smoke detector and loft access

Cloakroom

5'1" x 2'7" (1.56 x 0.79)

A white suite featuring a low level hand flush w.c. and corner sink. An opaque window to the side aspect and radiator.

First Floor Landing

Wooden doors lead to the first floor accommodation and stairs with wooden balustrade leads to the second floor. Two storage cupboards, smoke detector and a floor to ceiling radiator.

Bedroom 1

12'6" x 10'10" (3.82 x 3.29)

A double bedroom with a uPVC double glazed window to the front aspect, a feature decorative iron fireplace and radiator.

Bedroom 2

10'6" x 10'5" (3.21 x 3.18)

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

Family Bathroom

6'8" x 9'4" (2.03 x 2.84)

A white suite with complimentary patterned tile splashbacks throughout. Featuring a bath, low level hand flush w.c. pedestal hand wash basin and corner shower with a wall mounted mains shower attachment. further benefitting from a opaque window to the front aspect, a heated towel rail and a extractor fan.

Second Floor Landing

Wooden doors to the second floor accommodation, eaves storage and a smoke detector.

Bedroom 3

11'7" x 7'9" (3.52 x 2.35)

Bedroom with a Velux window to the front aspect and radiator. A cupboard doors leads to eaves storage.

Bedroom 4

8'5" x 6'4" (2.56 x 1.94)

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

OUTSIDE

To the front of the property is a laid to gravel drive with parking space and a paved walkway leading to a canopy front entrance. Access either from the kitchen or a wooden side gate from the front of the property, this fenced enclosed rear garden features a paved patio area with steps leading a laid to lawn section and low lying shrubs bordering the garden.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

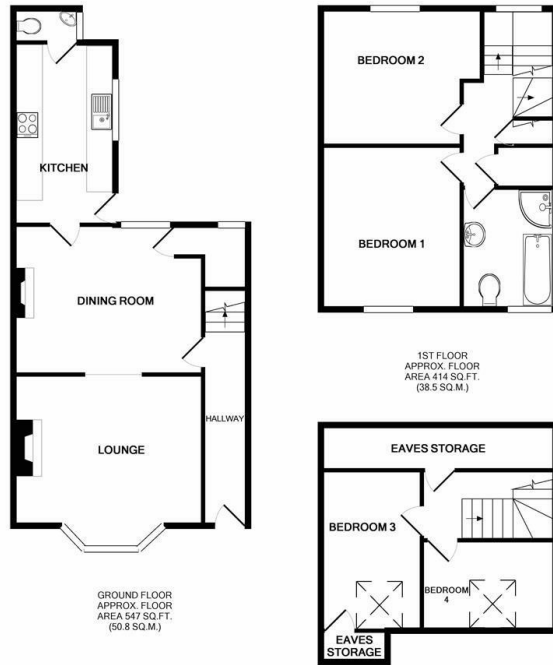
Tax Band: C

Utilities: All utilities are mains connected

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

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

Rights of Way: The property benefits from a right to drive over the neighbour land that leads to the property's driveway parking.



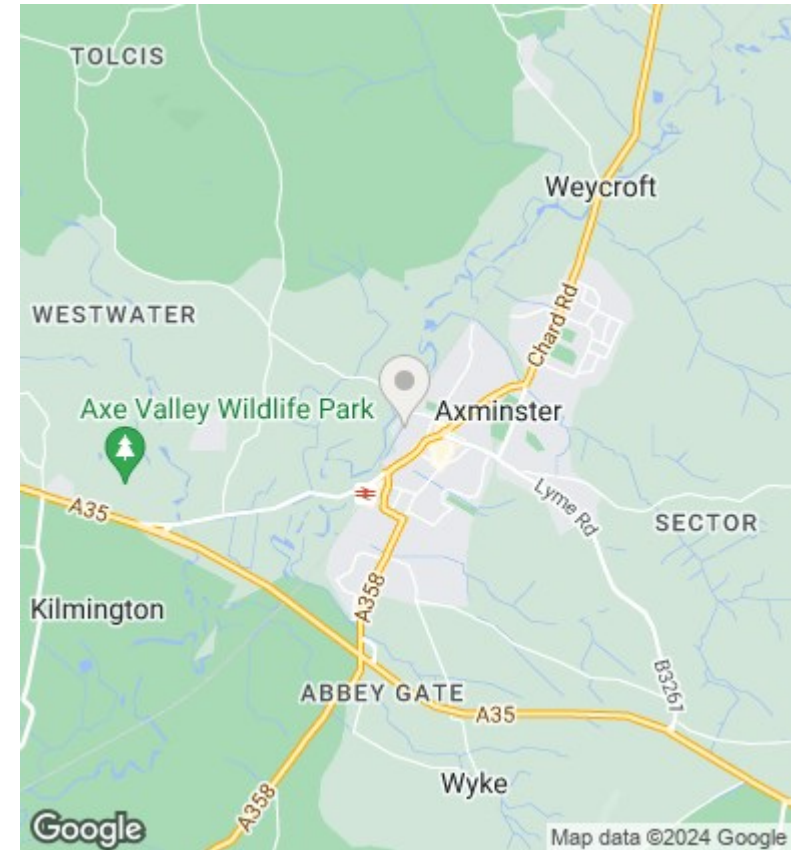
GROUND FLOOR
APPROX. FLOOR
AREA 547 SQ.FT.
(50.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The 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 proceed up into the centre of town. Just before The George Hotel turn left and then immediately left again into Castle Hill. Continue down the hill and at the bottom take the left hand turn onto Vale Lane. The property is location at the end of the cul de sac on the right hand side.

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	