



62 Dukes Way, Axminster, EX13 5QP

Guide Price £265,000 Freehold

- Three Bedroom Mid Terrace House
- Cloakroom
- Allocated Parking Space
- Lounge
- Family Bathroom
- Kitchen
- Enclosed South Facing Garden

62 Dukes Way, Axminster EX13 5QP

This delightful terraced house, built in 2014, offers a perfect blend of modern living and comfort. Located in a modern residential area of the market town of Axminster the property comprises a lounge, kitchen and cloakroom on the ground floor. On the first floor the property boasts three bedrooms and a family bathroom. Outside the property further benefits from a fully enclosed south facing rear garden and an allocated parking space for one vehicle.



Council Tax Band: C



Entrance Hall

A welcoming entrance hall with doors leading to the ground floor accommodation, radiator, smoke detector and stairs with a wooden hand rail ascending to the first floor.

Lounge

17'7" x 12'0" (5.38 x 3.66)

Featuring a decorative fireplace this dual aspect reception room benefits from a window to the front aspect, two radiators and French doors opening onto the garden.

Kitchen

13'1" x 12'0" (3.99 x 3.68)

A newly fitted kitchen installed in 2022 fitted with a range of matching wall and base units with work tops over the kitchen area comprises of a stainless steel double sink and drainer and a four ring electric hob with an extractor hood above and an oven underneath. The kitchen further benefits from space and plumbing for a freestanding dishwasher, washing machine and fridge freezer. Further benefiting from a window to the rear aspect, radiator and an understairs storage cupboard. A rear access door opens onto the garden.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c, and a pedestal hand wash basin. An opaque window to the front aspect and radiator.

First Floor Landing

Doors leading to the first floor accommodation with loft access and a smoke detector overhead. A window to the rear aspect.

Bedroom 1

12'2" x 10'2" (3.71 x 3.12)

A double bedroom with a window to the front aspect, radiator and a fitted wardrobe with sliding doors.

Bedroom 2

9'8" x 8'11" (2.97 x 2.74)

A double bedroom with a window to the front aspect, radiator and fitted wardrobe with sliding doors. Further benefiting from an additional storage cupboard.

Bedroom 3

8'2" x 7'1" (2.49 x 2.18)

A single bedroom with a window to the rear aspect, radiator and a fitted wardrobe with sliding doors.

Bathroom

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin and bath unit with a shower over taps. Further benefiting from an opaque window to the rear aspect and a radiator.

Outside

The property benefits from a fully enclosed, low maintenance, tiered, south facing garden. Accessed from either the lounge or the kitchen the garden features patio walkways and steps bordered by slate chipping areas and a useful wooden shed. A rear access gate provides access to the allocated car parking space.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

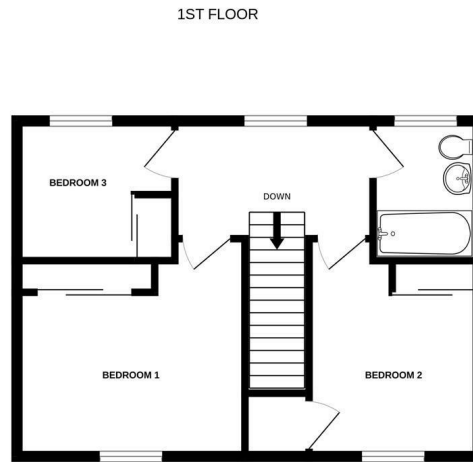
Utilities: All utilities are mains connected

Development Charge: £150 per annum

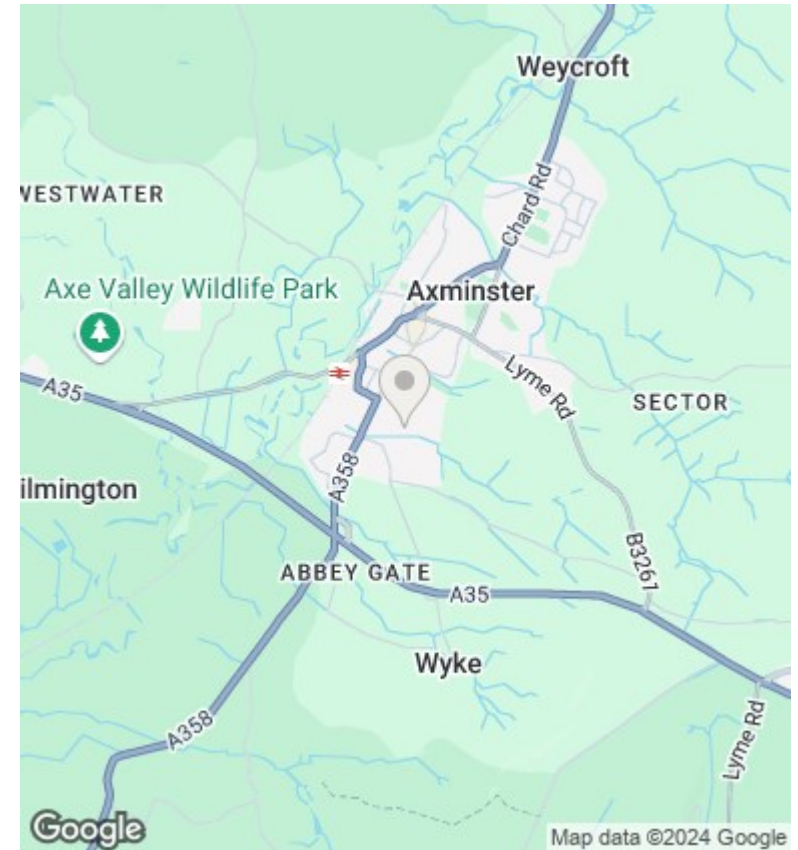
Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

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



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 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		91
(81-91)	B	79	
(69-80)	C		
(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	