



## 28 Shand Park, Axminster, EX13 5NG

Guide Price £210,000 Freehold

- Two Bedroom End of Terraced House
- Bathroom
- Driveway Parking
- Lounge/Diner
- Enclosed Rear Garden
- Kitchen
- Single Garage



## 28 Shand Park, Axminster EX13 5NG

A well presented two bedroom end of terraced house located within walking distance of the town centre of Axminster and local transport links. The property beefily comprises of a kitchen, lounge/diner, two bedrooms and a bathroom. Outside the property benefits from a enclosed rear garden, a single garage and driveway parking.



Council Tax Band: B



### **Lounge/Diner**

16'6" x 11'6" (5.05 x 3.53)

French doors open onto the rear garden and wooden stairs ascend to the first floor. Further benefitting from two radiators.

### **Kitchen**

7'10" x 7'6" (2.39 x 2.31)

Fitted with a range of matching base units with works tops over comprising a stainless steel sink and drainer. A window to the front aspect, space and plumbing for a washing machine, space for a free standing cooker and fridge freezer.

### **First Floor Landing**

Doors leading to the accommodation with loft access and a smoke detector overhead.

### **Bedroom 1**

13'1" x 8'3" (3.99 x 2.54)

A double bedroom with a window to the rear aspect and radiator. Further benefitting from a storage cupboard which houses a wall mounted gas boiler.

### **Bedroom 2**

11'6" x 6'5" (3.51 x 1.98)

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

### **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 centre shower attachment. Further benefitting from an opaque window to the front aspect and a towel rail.

### **Outside**

Accessed from the lounge/diner the property benefits from a fenced enclosed rear garden comprising of a laid patio seating area leading to a artificial grass lawn area lined by raised planters.

### **Garage**

16'6" x 8'2" (5.03 x 2.51)

A single garage with an up and over garage door to the front aspect with additional parking to the front. Further benefitting from power and lighting and a side access door onto the garden.

### **Agents Notes**

Tenure: Freehold

Local Authority: East Devon District Council

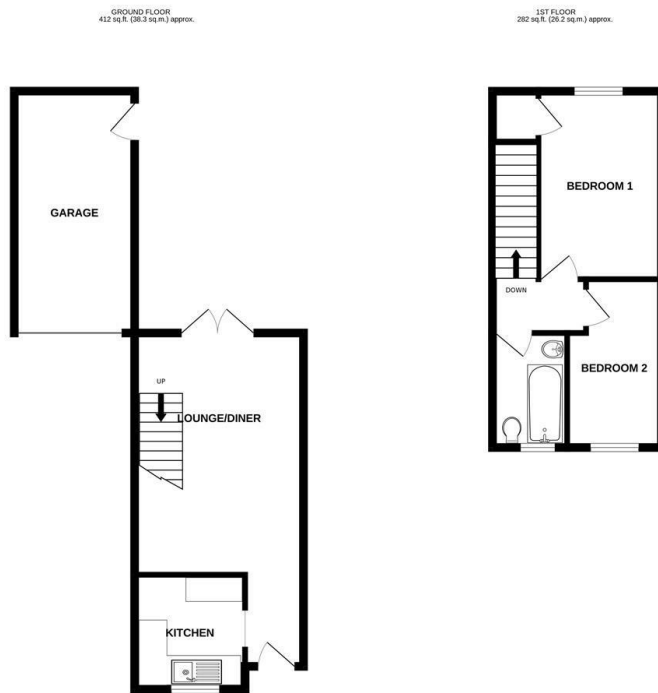
Tax Band: B

Utilities: All utilities are mains connected

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](http://checker.ofcom.org.uk)



TOTAL FLOOR AREA: 694 sq ft (64.5 sq.m) approx.  
While every attempt 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 mis-statement. This plan is for information 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 regarding their efficiency or energy use for green. Estate Agents (2024)

### Directions

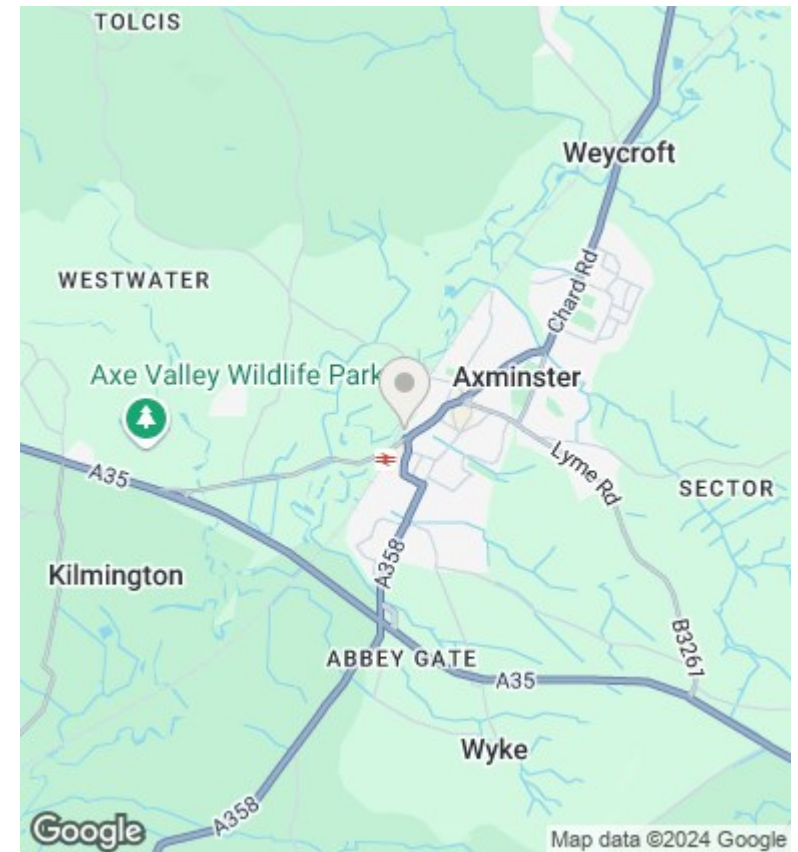
From our office in West Street proceed down the hill and take the third exit at the roundabout. The property can shortly be found on the left hand side.

### Viewings

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

### Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	