



53 Willhayes Park, Axminster, EX13 5QW

Guide Price £255,000 Freehold

- Two Bedroom Semi-Detached Bungalow
- Enclosed Rear Garden
- Shower Room
- Garage and Driveway Parking
- Conservatory
- Lounge
- Kitchen

53 Willhayes Park, Axminster EX13 5QW

A delightful two bedroom semi-detached bungalow with front and rear gardens located in a cul-de-sac location and benefitting from a single garage and off road parking. Located in a popular residential area of similar style properties the bungalow further comprises of a lounge, kitchen, conservatory and shower room.



Council Tax Band: C



Entrance Hall

Doors leading to the accommodation, storage cupboard, radiator and smoke detector. Loft access overhead.

Lounge

12'3" x 12'11" (3.74 x 3.94)

Featuring a window to the front aspect and radiator. Further benefitting from a gas fireplace and an aerial connection.

Kitchen

7'7" x 9'3" (2.33 x 2.84)

Fitted with a range of matching wall and base units with work tops over. Featuring an inset sink and drainer, space and plumbing for a washing machine underneath and a half fridge freezer. Space and fitting for an oven and hob and a fitted extractor hood above. A window to the rear aspect and a door leading to the conservatory

Bedroom 1

10'0" x 10'6" (3.07 x 3.22)

A double bedroom with a window to the front aspect, radiator and alcove storage space.

Bedroom 2

7'1" x 9'7" (2.17 x 2.93)

A double bedroom with a window to the rear aspect and radiator. Further benefitting from a fitted wardrobe with a double sliding door.

Shower Room

5'5" x 6'4" (1.66 x 1.95)

Fitted with a white suite and white tiled splashbacks throughout this shower room comprises a shower cubicle with a wall mounted electric shower, a pedestal hand wash basin and a low level hand flush w.c. Further benefitting from an opaque window to the rear aspect and radiator.

Conservatory

7'0" x 11'3" (2.15 x 3.43)

A half uPVC double glazed conservatory with a patio door granting access to the rear garden and a side access door into the garage.

Garage

8'5" x 17'2" (2.57 x 5.25)

A single garage with an up and over garage door to the front aspect. Benefiting from power and lighting and a wall mounted gas boiler.

Outside

Accessed from the conservatory the property benefits from a fully enclosed rear garden that is mostly laid to lawn and a apple tree.

To the front of the property is a laid to lawn front garden and paved driveway parking.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

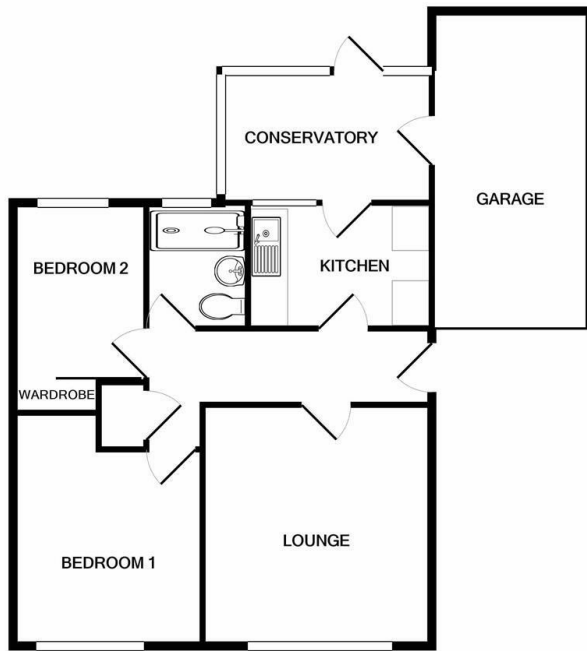
Tax Band: C

Utilities: All services are mains connected

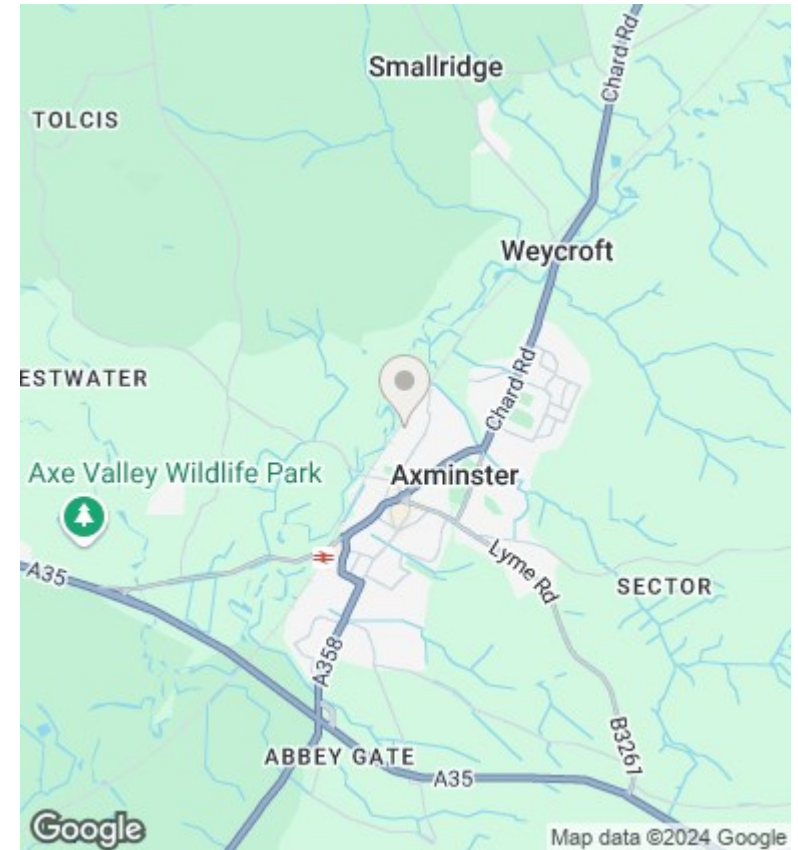
Broadband: Superfast fibre broadband with a FTTC connection is available.

Standard broadband with a ADSL connection is available. Please go to openreach.com for more information

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



TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 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. 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 proceed towards the town centre and turn left into Castle Street, take the next turning right into North Street. Proceed along North Street and take the first left into Willhayes Park. Follow the road down and turn right follow the road and take the next right. 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

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	