



## 33 Chapel Way, Axminster, EX13 5GY

Guide Price £265,000 Freehold

- Three Bedroom Mid Terraced House
- Master En-Suite Bedroom
- Two Allocated Car Parking Spaces
- Lounge
- Family Bathroom
- Remaining NHBC
- Kitchen/Diner
- Enclosed Rear garden



# 33 Chapel Way, Axminster EX13 5GY

Welcome to Chapel Way, Axminster - a charming location for this modern terraced house that boasts one reception room, three bedrooms, and two bathrooms, including a en-suite. This property is perfect for those seeking a comfortable and convenient living space. Outside the property benefits from a fully enclosed rear garden and two allocated parking spaces.



Council Tax Band: C



### Hallway

Doors leading to the accommodation and radiator.

### Cloakroom

Fitted with a white suite comprising a low level hand flush w,c and a pedestal hand wash basin. An opaque window with bespoke wooden shutter and radiator.

### Lounge

12'4" x 14'2" (3.77 x 4.33)

A window to the front aspect with bespoke wooden shutters, radiator and stairs with a hand rail ascends to the first floor. Smoke detector.

### Kitchen/Diner

9'8" x 15'7" (2.95 x 4.76)

Fitted with a range of matching wall and base units with work tops over, the kitchen area comprises a stainless steel sink and drainer with a window to the rear aspect that has bespoke wooden shutters. Space and plumbing for a washing machine and dishwasher underneath. Continuing round to a four ring gas hob with an extractor hood above and an oven underneath. The kitchen area further benefits from a fitted fridge freezer and a cupboard housing a wall mounted gas boiler. The dining area has space for a set of dining room table and chairs and features an under stair storage cupboard with fitted shelving. Further benefitting from a radiator and French doors leading to the rear garden. Heat detector.

### First Floor Landing

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

### Master Bedroom

9'10" x 8'8" (3.02 x 2.65)

A master en-suite double bedroom with a window overlooking the front aspect with bespoke wooden shutters and radiator. Further benefitting from bespoke fitted wardrobes with sliding doors.

### En-Suite

Fitted with a white suite comprising a low level hand flush w,c a pedestal hand wash basin and a shower cubicle with a wall mounted mains shower. Further benefitting from an

opaque window to the front aspect with bespoke wooden shutters, a radiator and an extractor fan.

### Bedroom 2

8'8" x 7'9" (2.66 x 2.38)

A double bedroom with a window to the rear aspect with bespoke wooden shutters and radiator.

### Bedroom 3

6'6" x 7'10" (1.99 x 2.39)

A single bedroom with a window to the rear aspect with bespoke wooden shutters and radiator.

### Family 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 hand held shower attached over taps. Further benefitting from a radiator and an extractor fan.

### Outside

The property benefits from a front garden and an enclosed south westerly facing rear garden accessed from the kitchen/diner. The garden comprises of a laid patio seating area and walkway lined by slate chipped areas and raised planters. The main feature of this garden is a fitted pergola with roller blinds providing the perfect space to relax in. The property's two allocated car parking spaces are located to the rear of the property accessed by a wooden gate at the end of the garden.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

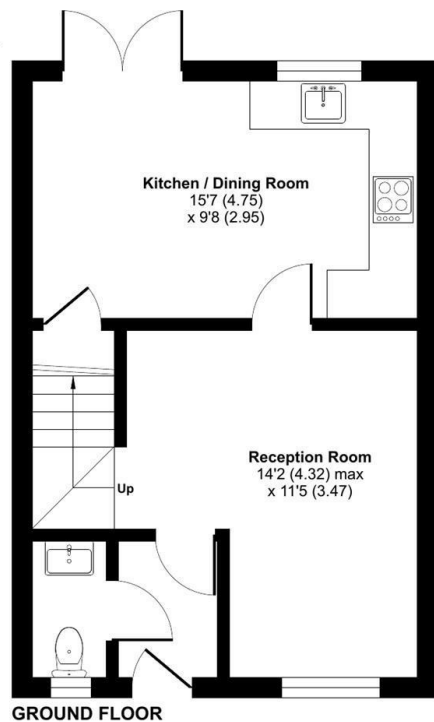
Tax Band: C

Utilities: All services are mains connected

Development Charge: 197.00

Broadband: Ultrafast full fibre with FTTP connection is available. Please go to [openreach.com](https://openreach.com) for more information

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](https://checker.ofcom.org.uk)



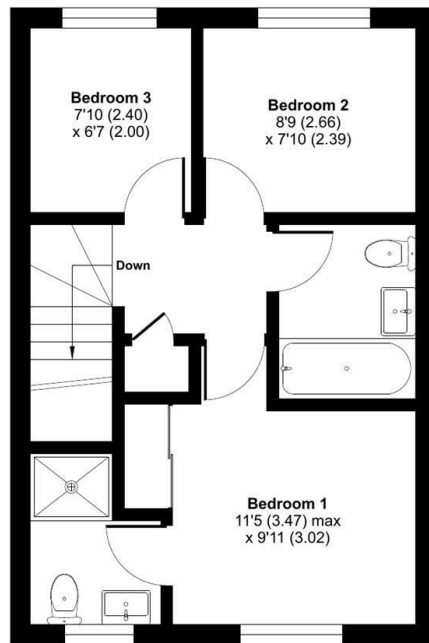
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Harris & Harris Property Services Ltd. REF: 1204278

## Chapel Way, Axminster, EX13

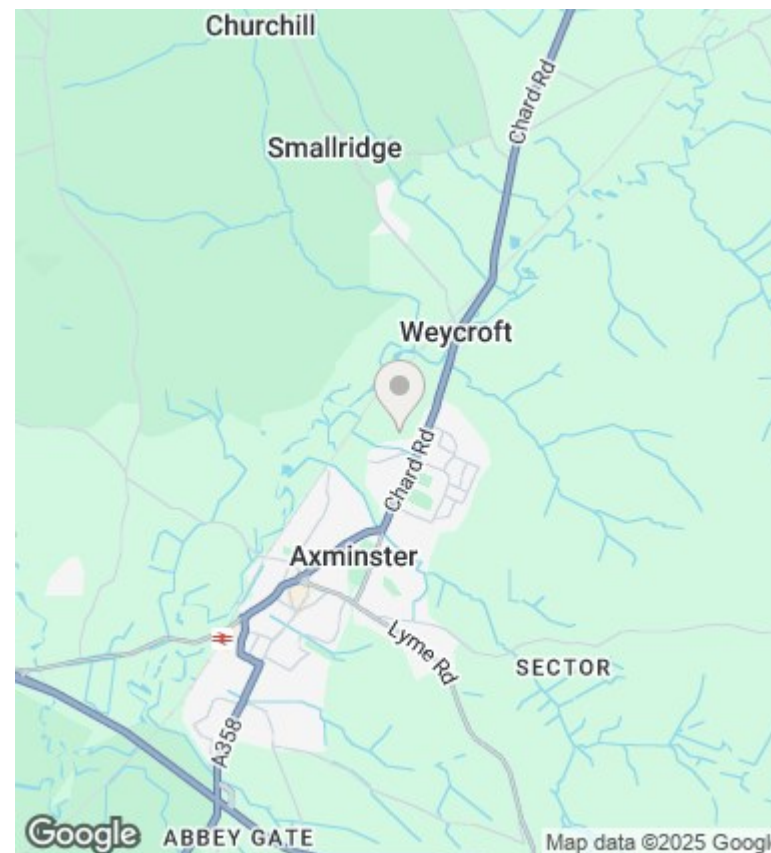
Approximate Area = 766 sq ft / 71.1 sq m

For identification only - Not to scale



FIRST FLOOR

harris & harris  
estate agents



## 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 take the second left on to Cloakham Drive, follow the road and turn right on to Chapel Way following the road round to the right and then down a set of pedestrian steps. 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	