



17 Dukes Way, Axminster, EX13 5QP

Guide Price £295,000 Freehold

- Three Bedroom Detached Bungalow
- Walk in Shower Room
- No Onward Chain
- Sitting Room
- Single Garage and Driveway Parking
- Kitchen
- Enclosed Rear garden

17 Dukes Way, Axminster EX13 5QP

A three bedroom detached bungalow located in a residential area of the market town of Axminster. The property further benefits from a cloakroom, lounge, kitchen and walk in shower room. Further benefiting from a fully enclosed rear garden, single garage and a parking space. This property comes to the market with no onward chain.



Council Tax Band: D



Entrance hall

Doors leading to the accommodation with a radiator, smoke detector and loft access overhead. Further benefiting from a storage cupboard and a additional airing cupboard housing a wall mounted gas boiler and water tank.

Sitting Room

13'0" x 18'0" (3.97 x 5.50)

A spacious reception with a with a box bay window to the side aspect and two radiators. A sliding patio doors gives access to the garden.

Kitchen

12'11" x 8'10" (3.96 x 2.71)

Comprising a range of fitted wall and base units with works top over fitted with a stainless steel sink and drainer. There is space for a free standing oven and space and plumbing for additional white goods under the worktops. Further benefiting from a window to the rear aspect and a patio door provides access onto the garden.

Bedroom 1

15'5" x 9'3" (4.72 x 2.84)

A dual aspect double bedroom with radiator and a fitted wardrobe.

Bedroom 2

13'0" x 9'8" (3.98 x 2.96)

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

Bedroom 3

10'8" x 7'11" (3.26 x 2.43)

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

Shower Room

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin and a walk in shower with a wall mounted main shower. A opaque window to the side aspect and radiator.

W.C.

Fitted with a low level hand flush w,c, and a corner hand wash basin.

Garage

A single garage with a up and over garage door to the front aspect and parking for one car.

Outside

Accessed from either the sitting room or the kitchen the property benefits from a mostly laid to lawn enclosed garden which incorporates a laid to patio seating area and walkway leading to the side access gate. The walkway continues along property to the rear access to the garage.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: D

Utilities: All utilities are mains connected

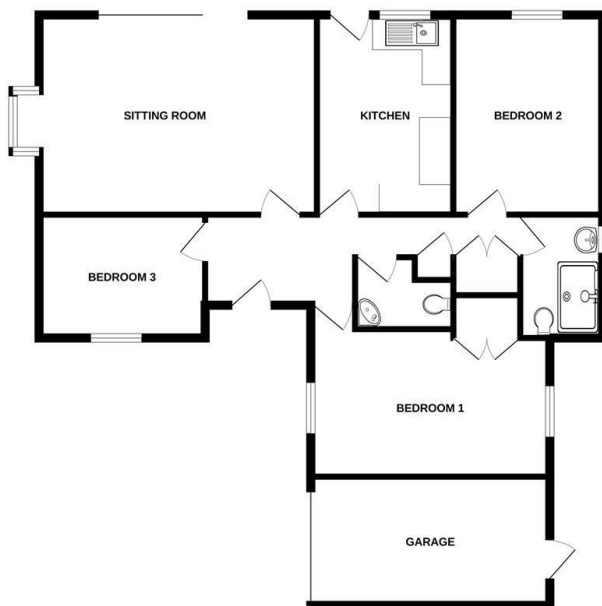
Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

connection, Superfast fibre broadband with a FTTC connection is available.

Standard broadband with a ADSL is available.

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

GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 can be given for their quality or efficiency at the time shown.
Made with floorplan 12345

Directions

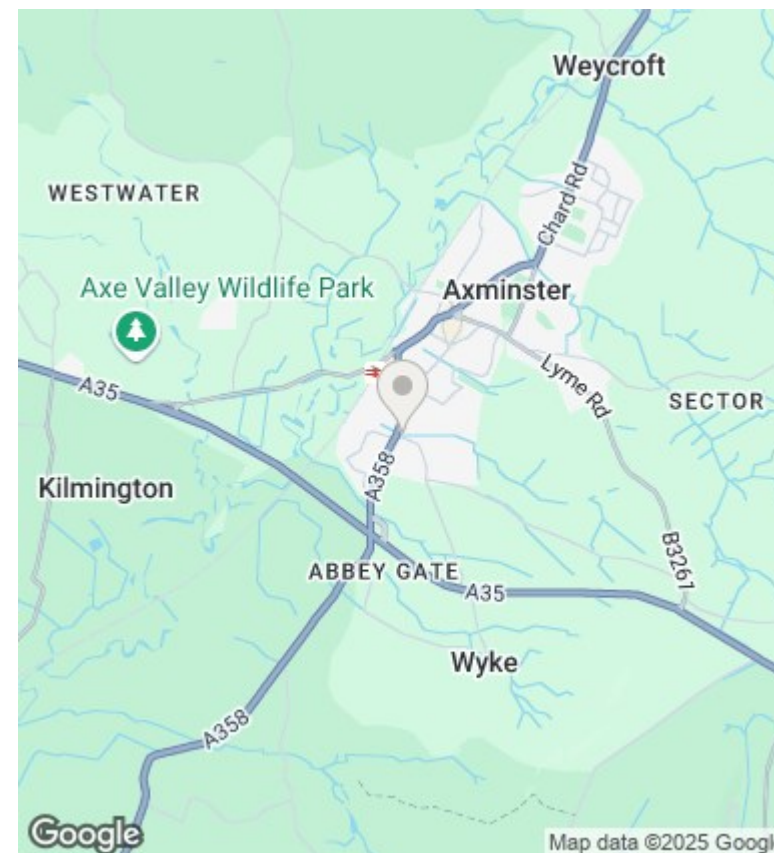
From our office in West Street, Axminster continue along the A358 towards Seaton, at the roundabout take the first exit and continue along the road taking the fourth left onto Woodbury Park. Take the first left onto Dukes Way, the property can be found on the left hand side.

Viewings

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

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A	69	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive
2002/91/EC