



## 24 Cherry Tree Road, Axminster, EX13 5GQ

Guide Price £245,000 Freehold

- Three Bedroom Mid Terrace House
- Conservatory
- Enclosed Rear Garden
- Kitchen/Diner
- Family Bathroom
- Single Garage and Parking
- Lounge
- Master Ensuite Bedroom

# 24 Cherry Tree Road, Axminster EX13 5GQ

Cherry Tree Road in Axminster, this a delightful terraced house offering a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families or those seeking extra space.

Spanning three floors, the layout of the home is both practical and inviting. The ground floor features a spacious living area that flows into a conservatory and the enclosed garden offers a private outdoor space to enjoy. The property further benefits from a single garage, providing convenient storage or parking options.



Council Tax Band: C



### Entrance Hall

Doors leading to the accommodation with stairs with a wooden hand rail ascending to the first floor. Further benefiting from a radiator and a smoke detector.

### Cloakroom

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

### Kitchen/Diner

18'0" x 6'9" (5.51 x 2.06)

The kitchen area comprises a range of matching wall and base units with work tops over. Fitted with a stainless steel one and half bowl sink and drainer with a window to the front aspect. Continuing round to a four ring gas hob with an oven underneath and extractor hood above. Further benefiting from a cupboard housing a wall mounted gas boiler, space and plumbing for a washing machine and space for a fridge freezer. The dining area provides space for a dining room table and chairs and benefits from a radiator and a understairs storage cupboard.

### Lounge

13'3" x 10'11" (4.05 x 3.34)

Fitted with a feature gas fireplace with a stone hearth and surround and a wooden display sill. Two sets of French doors open onto the conservatory.

### Conservatory

10'8" x 5'8" (3.26 x 1.74)

A double glazed conservatory with French doors opening onto the rear garden.

### First Floor Landing

Doors leading to the accommodation with a radiator and smoke detector. Stairs with a wooden hand rail ascends to the second floor.

### Bedroom 2

13'3" x 8'9" (4.05 x 2.68)

A double bedroom with two windows to the rear aspect and two radiators.

### Bedroom 3

13'3" x 12'6" (4.06 x 3.83)

A double bedroom with two windows to the front aspect and two radiators.

### Family Bathroom

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin and a panelled bath unit with a wall mounted shower over taps. Further benefiting from a radiator and extractor fan.

### Master Bedroom

22'2" x 13'5" (6.78 x 4.11)

A master en-suite bedroom with dual aspects with windows to the front and rear aspects. Benefiting from a dressing area, fitted wardrobe space and a storage cupboard housing a water cylinder.

### Ensuite

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin inset into a vanity unit and a shower cubicle with a wall mounted mains shower. Further fitted with a radiator and extractor fan and an opaque window to the rear aspect.

### Outside

Accessed from the conservatory the property benefits from a fully enclosed rear garden with a paved seating area and laid to lawn garden.

### Garage

17'5" x 8'5" (5.32 x 2.59)

Located away from the property is a single garage with a up and over garage door to the front aspect benefiting from power and lighting.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: C

Utilities: All utilities are mains supply

Development Charge: £150 annually

Broadband: Full fibre broadband with a FTTC connection is available. Fibre to the Cabinet Broadband is available. Copper Broadband is available. for more information go to [openreach.com](https://openreach.com)

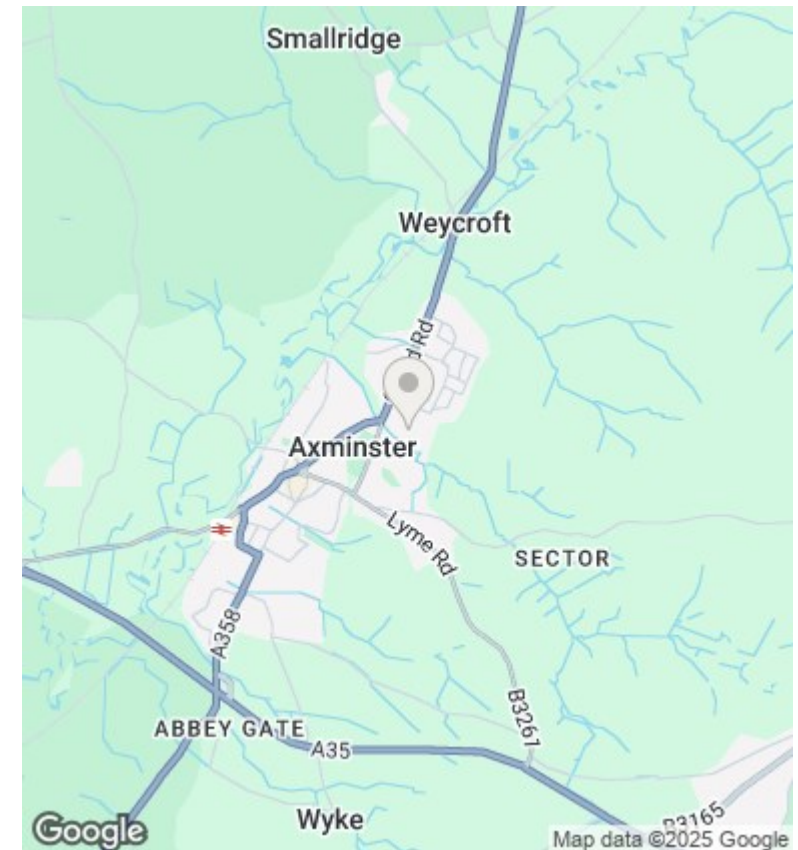
Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](https://checker.ofcom.org.uk)



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

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 Axminster proceed up through the town bearing left on to the Chard Road just before The George Inn. Follow the road past the Hospital and down to the roundabout. Turn left at the roundabout and then immediately right into Cherry Tree Road. Follow the road up through Cherry Tree Road and the property can shortly 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 |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 89        |
| (81-91) <b>B</b>                            | 77      |           |
| (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<br>EU Directive 2002/91/EC  |         |           |