



## 15 Brunenburg Way, Axminster, EX13 5RD

Guide Price £325,000 Freehold

- Three Bedroom Detached Bungalow
- Disabled Walk-In Shower Room
- Wrap Around Style Garden
- Lounge
- Integral Single Garage
- New Gas Central Heating System
- New Howdens Kitchen
- Driveway Parking
- No Onward Chain



# 15 Brunenburg Way, Axminster EX13 5RD

A recently refurbished three bedroom detached bungalow located on the outskirts of the market town of Axminster. Fitted with a new gas central heating system and a new Howdens kitchen the property also enjoys a spacious lounge, disabled walk-in shower room and an integral single garage. Outside the property enjoys a wrap around style garden with the rear garden enjoying views over the local allotments and the surrounding countryside beyond. The property comes onto the market the benefit of no onward chain.



Council Tax Band: D



### Entrance Porch

Entrance doors leading to the main accommodation.

### Entrance Hall

Doors leading to the accommodation with a radiator and storage cupboard. Loft access overhead.

### Cloakroom

Fitted with a white suite comprising a low level hand flush w,c, and a hand wash basin. An opaque window to the side aspect and radiator.

### Lounge

20'0" x 15'10" (6.10 x 4.83)

A spacious reception room with two radiators and sliding doors granting access to the garden. The rear aspect enjoys views across the garden and the surrounding countryside.

### Kitchen

10'2" x 8'11" (3.10 x 2.74)

This new Howdens kitchen is fitted with a range of matching wall and base units with work tops over comprising a four ring electric hob, oven and extractor hood above. Continuing round to a slimline dishwasher and a stainless steel sink and drainer. Further benefiting from a storage and space for a free standing fridge freezer.

### Side Porch

3'2" x 7'6" (0.99 x 2.31)

A useful side porch perfect for muddy boots with a access door to the rear garden.

### Inner Hall

Doors leading to accommodation with a storage cupboard and smoke detector.

### Bedroom 1

13'6" x 10'11" (4.14 x 3.35)

A double bedroom with two fitted double wardrobes, a storage cupboard, radiator and window to the rear aspect.

### Bedroom 2

10'11" x 9'8" (3.35 x 2.95)

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

### Bedroom 3

7'4" x 8'7" (2.24 x 2.63)

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

### Shower Room

4'9" x 6'4" (1.47 x 1.94)

Fitted with a white suite with a low level hand flush w,c, a pedestal hand wash basin and a walk in disable shower with a wall mounted mains shower. An opaque window to the front aspect and radiator.

### Integral Garage

16'6" x 8'3" (5.03 x 2.52)

A integral single garage with an up and over garage door to the front aspect, a wall mounted gas boiler, fuse box and space and plumbing for a washing machine.

### Outside

Enjoying a good sized level plot the property enjoys a small area of lawn to the front elevation and a driveway that leads down to the garage. A gated patio courtyard garden leads to side access through to the rear garden which has been planted with a wide variety of mature shrubs, patio seating area and laid to lawn garden. The garden enjoys views over the allotments and the surrounding countryside.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

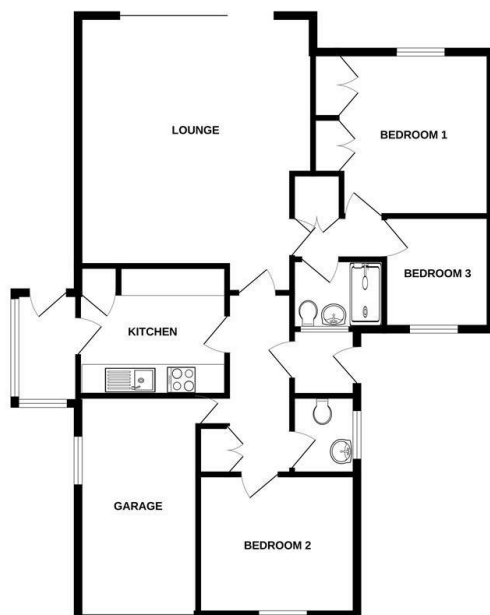
Tax Band: D

Utilities: All utilities are mains supply

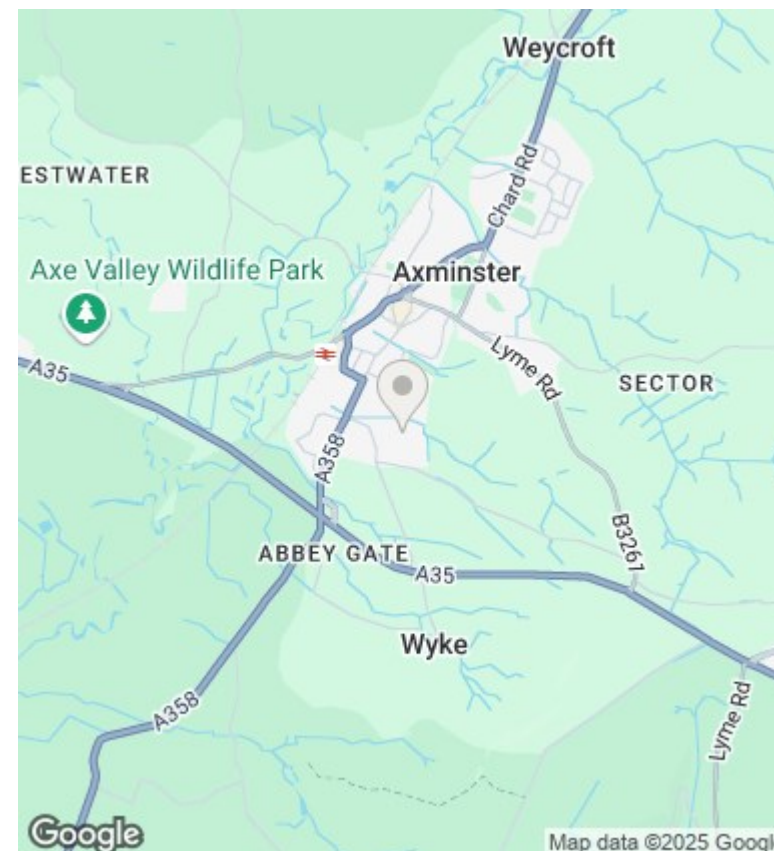
Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to [openreach.com](https://openreach.com) for more information.

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

GROUND FLOOR  
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.3 sq.m.) approx.  
While 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency can be given.  
Made with floorplan clicker



## Directions



From our office in West Street proceed down towards the Tesco roundabout. Take the first left and follow the road around to the Musbury Road, continue towards the outskirts of Axminster and take the next left, sign posted Woodbury Park. Proceed up the hill and take the take turning on Brunenburg Way. The property can then be found shortly 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) <b>A</b>		
(81-91) <b>B</b>		
(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 