



## 1 Abbey Close, Axminster, EX13 5QU

Guide Price £425,000 Freehold

- Detached Bungalow
- Lounge with feature Fireplace
- Walk In Shower Room
- No Onward Chain
- Three Double Bedrooms
- Kitchen
- Double Garage and Driveway Parking
- Master Ensuite Bedroom
- Dining Room/Snug Area
- Garden



# 1 Abbey Close, Axminster EX13 5QU

Nestled in the charming locale of Abbey Close, Axminster, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an ensuite shower room.

The bungalow boasts a lounge and kitchen/diner, providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in or hosting friends and family, these versatile living areas cater to all your needs. The layout is thoughtfully designed to ensure a seamless flow throughout the home. In addition to the spacious interiors, the property features two modern bathrooms, including a walk in shower room, and the double garage adds an extra layer of convenience, providing secure parking and additional storage space.

This property come on to the market with no onward chain.



Council Tax Band: D



### Hallway

A welcoming hallway with doors leading to the accommodation, radiator and storage cupboard.

### Lounge

15'10" x 13'2" into bay (4.85 x 4.02 into bay)

A comfortable sized reception room with a feature curved bay window to the front aspect and a feature fireplace with a stove fireplace set within a brick surround and wooden display sill. The room further benefits from a radiator and double doors leading into the kitchen/diner.

### Kitchen

9'6" x 9'6" (2.92 x 2.92)

Fitted with a range of matching wall and base units comprising a stainless steel one and a half bowl sink and drainer with space and plumbing for a dishwasher underneath and a window to the rear aspect overlooking the rear garden. Continuing round to a space for a free standing cooker with an extractor hood above and space for a free standing fridge freezer.

### Dining Room/Snug

9'11" x 9'8" (3.03 x 2.95)

A flexible second reception space located next to the kitchen that could be used as a dining space, a cosy snug room or office space. Benefiting from double doors leading into the lounge, a window to the side aspect and a radiator.

### Utility

9'3" x 4'3" (2.83 x 1.32)

A useful utility space with space and plumbing for two white goods, a radiator and a window to the rear aspect.

### Master Bedroom

16'7" x 12'2" (5.08 x 3.73)

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

### Ensuite

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 electric shower. Further benefiting from an opaque window to the rear aspect and a heated towel rail.

### Bedroom 2

14'3" x 8'7" (4.35 x 2.63)

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

### Bedroom 3

10'5" x 9'11" (3.19 x 3.03)

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

### Shower Room

Fitted with a white suite this walk-in shower room comprising a low level hand flush w,c, a hand wash basin and a walk shower with a wall mounted electric shower.

### Double Garage

19'3" x 18'7" (5.89 x 5.67)

A double garage with a up and over garage door benefiting from power and lighting and double doors to the rear leading to a secondary storage area.

### Outside

The front of the property benefits from driveway parking for multiple vehicles and a low maintenance front garden lined with well maintained shrubs and hedges. The rear garden benefits from far reaching countryside views and features a paved seating with steps down to a laid to lawn garden with a wooden pergola.

### 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)

We have been advised that the property benefits from a large loft space suitable for conversion subject to the necessary planning permissions and consents.

Subject to grant of probate

## Abbey Close, Axminster, EX13

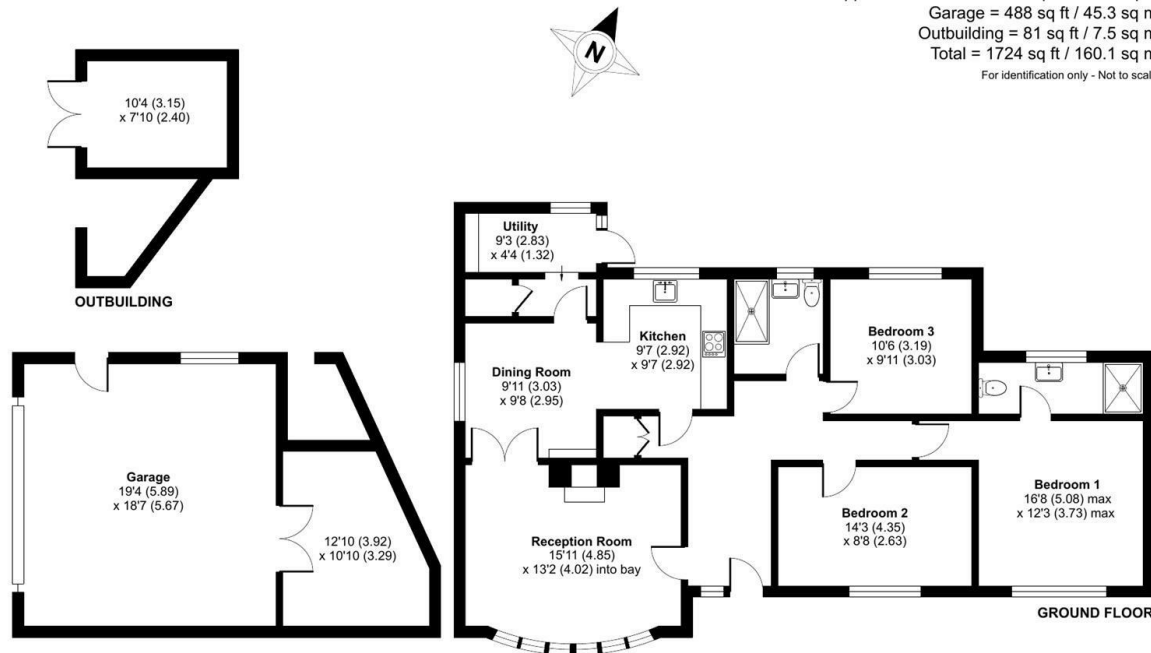
Approximate Area = 1155 sq ft / 107.3 sq m

Garage = 488 sq ft / 45.3 sq m

Outbuilding = 81 sq ft / 7.5 sq m

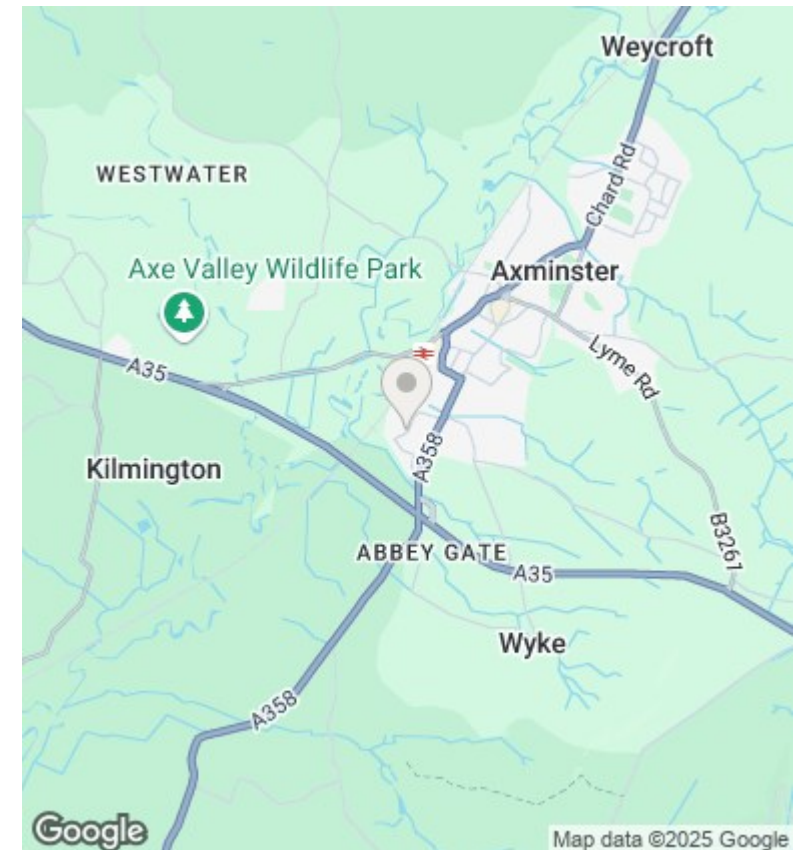
Total = 1724 sq ft / 160.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Harris & Harris Property Services Ltd. REF: 1229805

**harris & harris**  
estate agents



## Directions

From our office in West Street proceed down towards the roundabout taking the first exit onto King Edward Road. Follow the road and turn right onto Musbury Road and continue to proceed down the hill. Take the next right turning onto Gamberlake, following the road onto Abbey Close and the property can be found on the right 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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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