



## 3 Latches Walk, Axminster, EX13 5DQ

Guide Price £455,000 Freehold

- Three Bedroom Detached Bungalow
- Master En-Suite Bedroom
- Single Garage Off Road Parking
- Lounge
- Walk In Wet Room
- No Onward Chain
- Kitchen
- Front and Rear Gardens



# 3 Latches Walk, Axminster EX13 5DQ

Nestled in the charming area of Latches Walk, Axminster, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in 1987, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking a peaceful retreat.

The layout of the bungalow is designed for easy living, with a focus on practicality and comfort. Each bedroom offers a tranquil space to unwind, while the communal areas provide a welcoming atmosphere for socialising and relaxation.

The property benefits from a spacious driveway, providing ample parking for residents and guests alike. The rear garden is a wonderful outdoor space, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.



Council Tax Band: E



### Entrance Hall

Doors leading to the accommodation with an airing cupboard housing the water tank and a separate storage cupboard. Further benefitting from a radiator, smoke detector and loft access.

### Lounge

21'7" x 14'4" (6.58 x 4.39)

A spacious reception room that could be used as either a lounge/diner or just a lounge with a feature fireplace with a stone hearth and surround with a wooden display sill. Further benefitting from dual aspects with windows to the front and side aspects and two radiators.

### Kitchen

15'1" x 10'7" (4.60 x 3.25)

Fitted with a range of matching wall and base units with work tops above this fitted kitchen comprises an eye level double oven, a four ring electric hob with an extractor hood above and an one a half bowl sink and drainer with a window to the side aspect and space and plumbing for a washing machine underneath and radiator.

### Utility

7'7" x 5'1" (2.32 x 1.55)

Fitted with a base unit with a work top above with a stainless steel sink and drainer. Further benefitting from space and plumbing for a washing machine. An access door to the side aspect leads to the garden.

### Bedroom 1

15'1" x 12'9" (4.60 x 3.91)

A master en-suite double bedroom with a window to the rear aspect and a radiator. Further benefitting from additional cupboard storage space.

### En-Suite Wet Room

Fitted with a coloured suite this walk-in wet room benefits from a wall mounted electric shower, a low level hand flush w.c. and a hand wash basin inset above a vanity cupboard. An opaque window to the rear aspect.

### Bedroom 2

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

A double bedroom with a radiator and sliding patio doors leading to the garden.

### Bedroom 3

9'8" x 7'6" (2.95 x 2.31)

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

### Bathroom

Fitted with a white suite comprising a low level hand flush w.c. installed approximated two years ago, a pedestal hand wash basin and a walk in shower unit with a mains wall mounted shower. Further benefitting from a window to the rear aspect and a heated towel rail.

### Garage

17'10" x 9'1" (5.44 x 2.77)

A single garage benefitting from power and lighting with an up and over garage door to the front aspect and a rear access door to the rear garden.

### Outside

Benefitting from an enclosed rear garden with a patio seating area and a laid to lawn garden. The garden is lined with a paved walkway with raised flowerbeds with a variety of mature flora and fauna. Further benefitting from outside water supply and there is a garden shed and side access on both sides of the bungalow.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: E

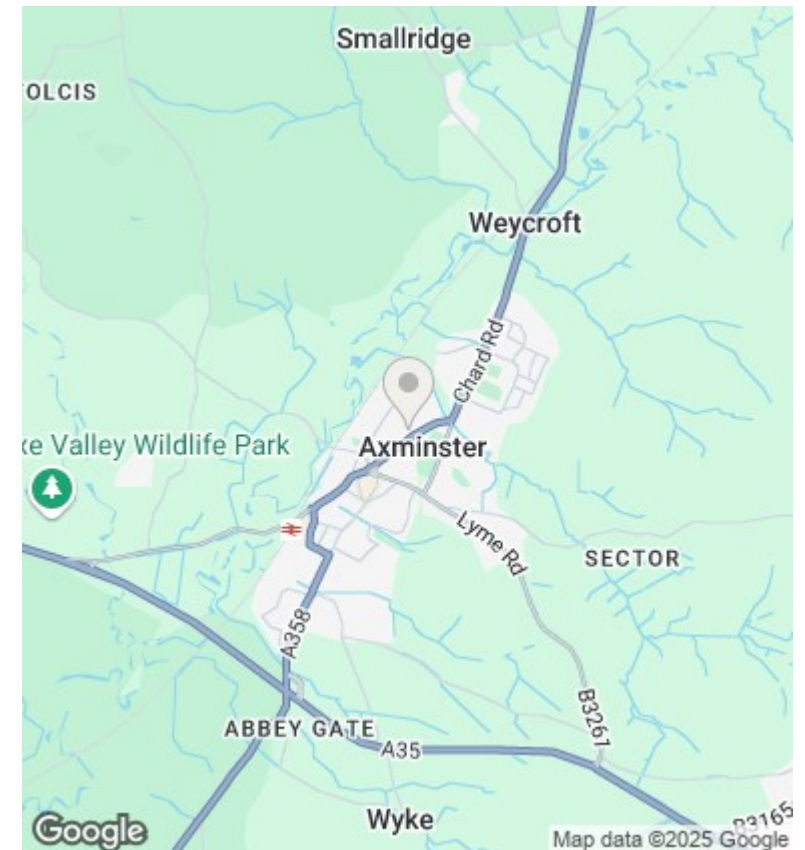
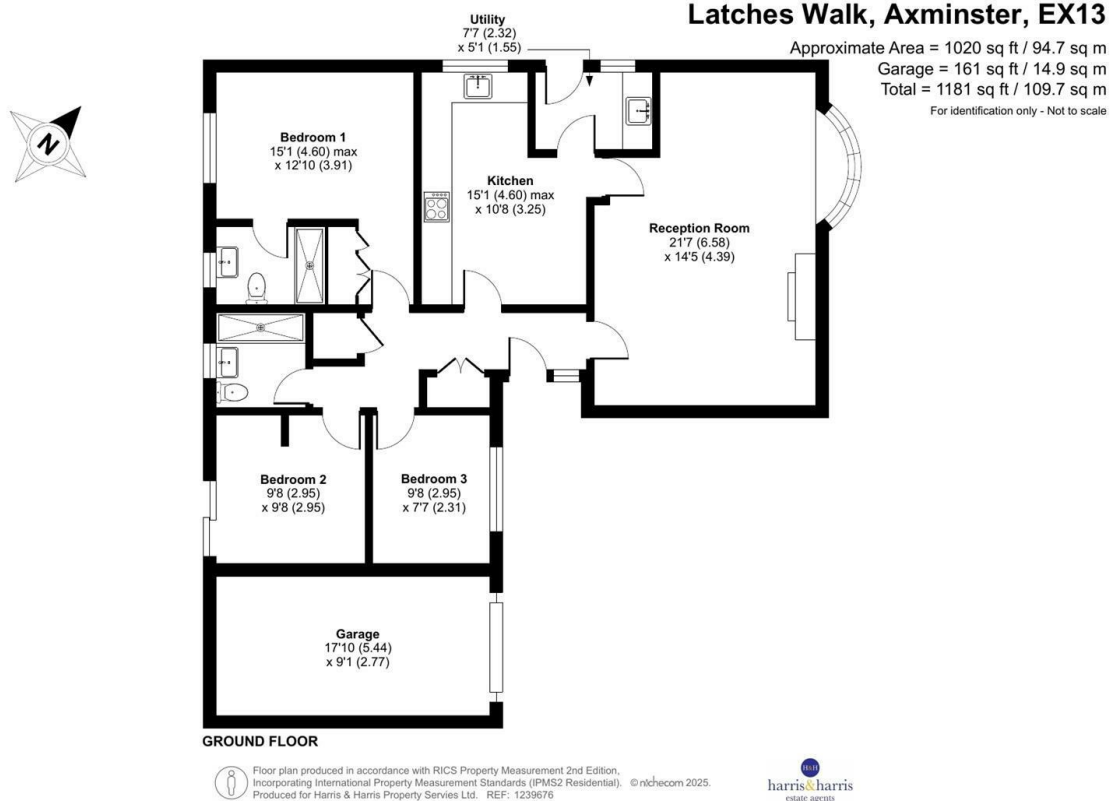
Utilities: All utilities are mains supply

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.

A grant of probate has been awarded



## Directions

From our office in West Street, Axminster continue along the A358 following signs for Chard. After passing the hospital on the left hand side Latches Walk can then be found on the left hand side and the property can shortly be found on the left.

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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