



## 100 Dukes Way, Axminster, EX13 5FL

Guide Price £295,000 Freehold

- Three Bedroom Semi-Detached House
- Family Bathroom
- No Onward Chain
- Lounge
- South Facing Tiered Side Garden
- Kitchen
- Allocated Parking Space



# 100 Dukes Way, Axminster EX13 5FL

Nestled in the charming area of Dukes Way, Axminster, this modern semi-detached house offers a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The house also features three well-proportioned bedrooms, ensuring ample space for everyone. Outside is a south-facing tiered garden, which offers a wonderful outdoor space to enjoy the sunshine throughout the day. Additionally, the property includes allocated parking for one vehicle and comes onto the market with no onward chain.



Council Tax Band: C



### Entrance Hall

Doors leading to the accommodation and stairs leading to the first floor with a wooden hand rail. Radiator and smoke detector.

### Lounge

17'8" x 13'5" (5.39 x 4.10)

A dual aspect reception room with windows to the front and side aspect and two radiators.

### Cloakroom

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin and an opaque window to the front aspect. Further benefitting from a radiator and fuse box.

### Kitchen/Diner

12'4" x 12'10" (3.78 x 3.92)

Fitted with a range of matching wall and base units with work tops over comprising a four ring gas hob with an oven underneath and extractor hood above. Continuing round to a stainless steel one and a half bowl sink and drainer with a window to the side aspect. Further benefitting from a wall mounted gas boiler and space and plumbing underneath the work tops for two white goods. Additional storage is provided by an understairs storage cupboard.

### First Floor Landing

Doors leading to the accommodation, radiator and a smoke detector and loft access overhead.

### Bedroom 1

13'8" x 10'7" (4.17 x 3.23)

A dual aspect double bedroom with windows to the front and side aspects and radiator.

### Bedroom 2

9'1" x 9'8" (2.79 x 2.95)

A double bedroom with a window to the front aspect and radiator. Further benefitting from a storage cupboard.

### Bedroom 3

6'9" x 9'8" (2.08 x 2.96)

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

### Family Bathroom

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin and a bath unit with a shower attachment over taps. Further benefitting from a radiator and an opaque window to the side aspect.

### Outside

Accessed from the kitchen the property benefits from a south facing, fully enclosed tiered side garden. The top tier is a patio seating area with a wooden shed and gated access to the front of the property. Steps down leads to a lawned garden.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

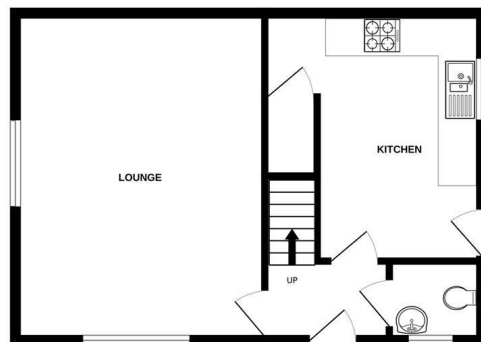
Council Tax Band: C

Utilities: All utilities are mains connected

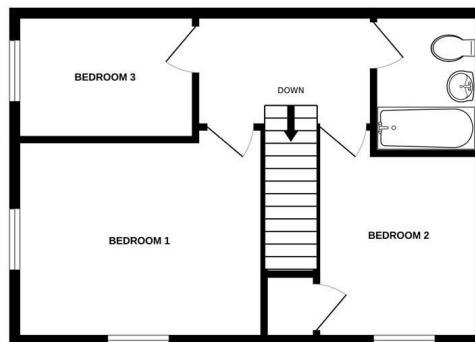
Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to [openreach.com](https://openreach.com) for more information.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](https://checker.ofcom.org.uk)  
Development Charge: £122

GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.

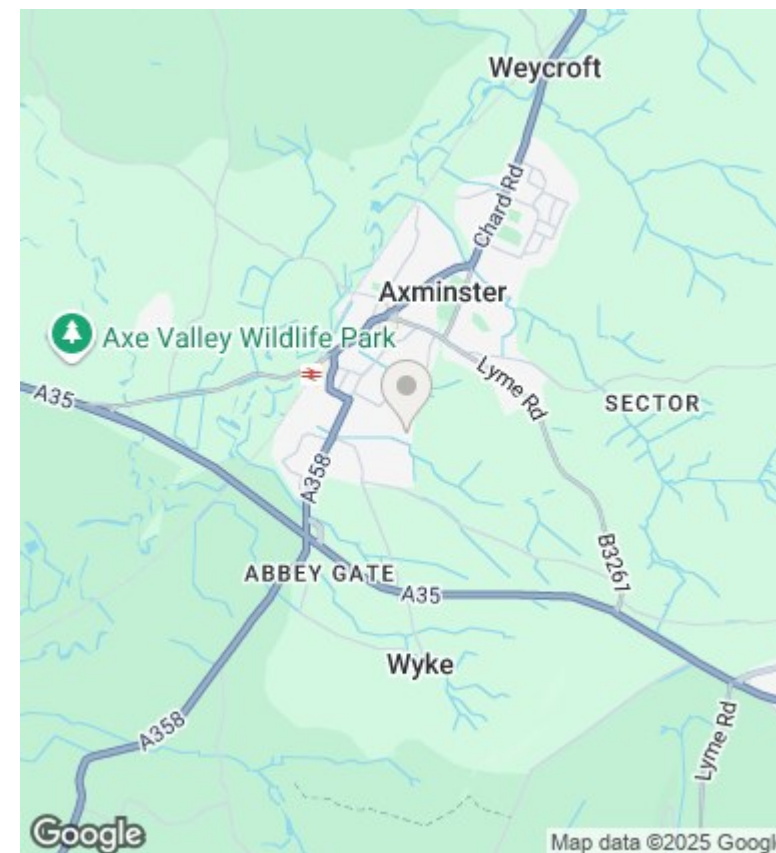


1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 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.  
Made with Metropix ©2025



## 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 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>		<b>93</b>
(81-91) <b>B</b>	<b>80</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	