



2 Mount Pleasant Musbury Road, Axminster, EX13 5JW

Guide Price £245,000 Freehold

- Two Bedroom Mid terrace House
- Dining Room with a Open Fireplace
- Enclosed Rear Garden
- Converted Loft Room
- Kitchen
- Lounge with Wood Burning Fireplace
- Utility Room

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This delightful two-bedroom mid-terrace house offers a perfect blend of character and comfort. As you step inside, you are greeted by two inviting reception rooms, each exuding warmth and charm, ideal for both relaxation and entertaining guests. The presence of a traditional fireplace adds a touch of elegance and serves as a focal point in the living space, creating a cosy atmosphere during the cooler months.

The property boasts two well-proportioned bedrooms and a converted loft space, providing ample space for rest and personalisation. The layout is thoughtfully designed to maximise both space and functionality, making it suitable for a variety of lifestyles, whether you are a first-time buyer, a small family, or looking to downsize.

The bathroom is conveniently located, ensuring ease of access for all residents. The house retains several character features, which enhance its appeal and provide a sense of history and charm that is often sought after in properties of this nature.



Council Tax Band: B



Entrance Hall

Beautiful tile flooring with stairs leading to the first floor. Radiator and fuse box.

Lounge

13'4" x 9'2" (4.07 x 2.81)

With wood flooring throughout, featuring a wood burning fireplace with a window to the front aspect and radiator.

Dining Room

14'8" x 9'6" (4.49 x 2.91)

Featuring an open fireplace place and wooden flooring throughout. Double doors leading to the utility room and further benefiting from an understairs storage cupboard.

Kitchen

8'11" x 8'4" (2.74 x 2.55)

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 overhead. Continuing round to a stainless steel one and a half bowl sink and drainer with a window to the rear aspect, a wall mounted gas boiler and space and plumbing for a free standing dishwasher. The kitchen also benefits from additional storage space that is perfect to house a free standing fridge freezer.

Conservatory

8'2" x 7'5" (2.49 x 2.27)

Benefiting from space and plumbing for a washing machine, with a door to the rear aspect and radiator.

Landing

Doors leading to the accommodation with a wooden hand rail and balustrade. A smoke detector overhead and benefiting from a range of storage cupboards under the stairs with leading to the converted loft space. Window to the front aspect.

Bedroom 1

11'3" x 9'3" (3.45 x 2.82)

A double bedroom with a window to the front aspect, radiator and a feature decorative fireplace.

Bedroom 2

11'4" x 9'6" (3.46 x 2.90)

A double bedroom with a window to the rear aspect, radiator and feature decorative fireplace.

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. In addition to the bath the room benefits from a corner shower unit with a wall mounted mains shower. An opaque window to the rear aspect and a radiator.

Stairs with a wooden hand rail and balustrade ascend to the converted loft space.

Converted Loft Room

17'0" x 13'6" (5.19 x 4.13)

A spacious converted loft space with a Velux window to the rear aspect and alcove storage space.

Outside

The property enjoys a fully enclosed rear garden which is accessed from the utility room. With a wooden seating area and steps up leading to a slate chip stone garden with raised flower beds and a wooden shed.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: B

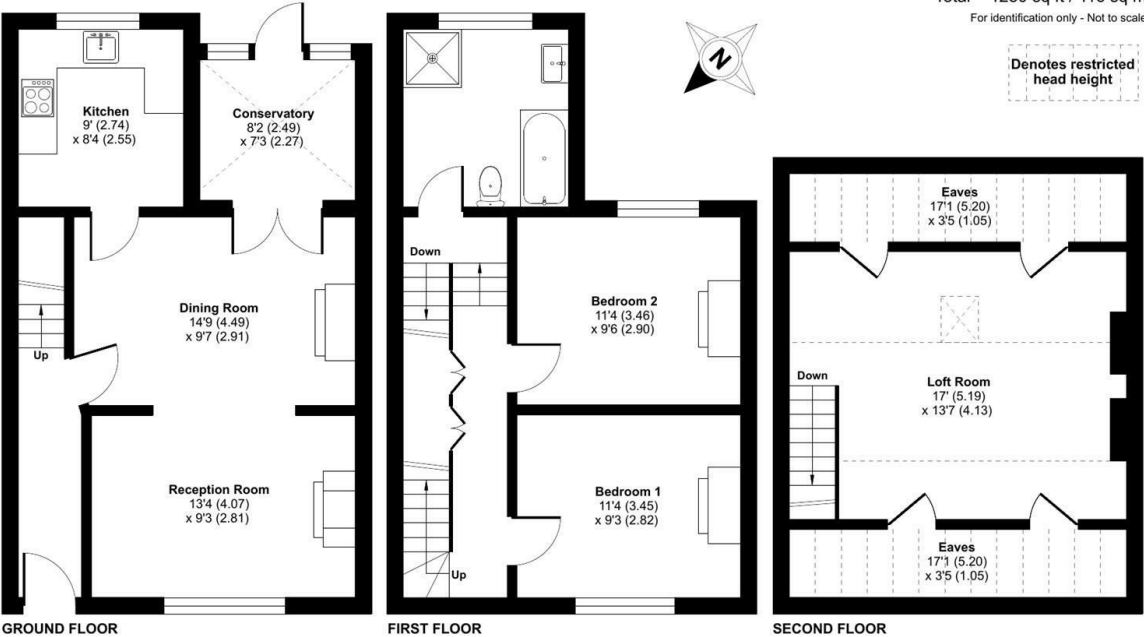
Utilities: All utilities are mains connected

Broadband: Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to openreach.com for more information.

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Musbury Road, Axminster, EX13

Approximate Area = 994 sq ft / 92.3 sq m
Limited Use Area(s) = 256 sq ft / 23.7 sq m
Total = 1250 sq ft / 116 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: 1260746

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Directions

From our Axminster office in West Street turn right, head down the road until you approach the roundabout, take the first exit leading to King Edward Road. Continue along King Edward Road and take the third left onto Musbury Road, the property can then be found shortly on the right hand side.

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		