



## 8 Latches Walk, Axminster, EX13 5DQ

Guide Price £465,000 Freehold

- Three Bedroom Detached Bungalow
- Kitchen
- Single Garage and Driveway Parking
- Lounge
- Utility
- Two Bathrooms
- Dining Room
- Front and Rear Gardens
- No Onward Chain



# 8 Latches Walk, Axminster EX13 5DQ

Located in the popular area of Latches Walk, Axminster, this delightful three-bedroom detached bungalow boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is complemented by useful utility room.

In addition to a master ensuite bedroom, the bungalow features two additional bedrooms, making it an ideal home for families or those seeking extra space for guests or a home office. Outside, the property is surrounded by beautifully maintained front and rear gardens, perfect for hosting summer gatherings.

The property further benefits from a single garage and driveway parking and comes on to the market with no onward chain.



Council Tax Band: E



### **Porch**

Door leading to the accommodation.

### **Entrance Hall**

Doors leading to the accommodation with a storage cupboard and airing cupboard housing the water tank. Further benefiting from a radiator and loft access with a fitted pull-down ladder overhead.

### **Lounge**

16'8" x 12'6" (5.09 x 3.83)

With a feature fireplace place with a tiled hearth and surround with a wooden mantle, a curved bay window to the front aspect and radiator. Double doors which can be opened back to create and open living space lead into the dining room.

### **Dining Room**

11'6" x 8'8" (3.53 x 2.65)

The perfect space for entertaining this dining room featuring a radiator and a window to the rear aspect overlooking the rear garden

### **Kitchen/Diner**

16'6" x 15'0" (5.04 x 4.58)

Fitted with a range of matching wall and base units with work tops over, comprising an eye level double oven, a four ring electric hob with an extractor hood above. Continuing round to a stainless steel sink and drainer with a window to the rear aspect. The dining area provide ample space for a set of dining room furniture and benefits from a radiator.

### **Utility**

7'6" x 5'6" (2.31 x 1.70)

Fitted with a base unit with work tops above comprising a stainless steel sink and drainer and space and plumbing for a washing machine underneath. Further benefiting from space for a free standing fridge freezer and radiator. A rear access door leads to the garden.

### **Master Bedroom**

15'0" x 13'11" (4.58 x 4.26)

A master ensuite double bedroom with a window to the rear aspect, a fitted wardrobe and radiator.

### **EnSuite**

Fitted with a coloured suite comprising a low level hand flush w,c, a pedestal hand wash basin and a shower cubicle with a wall mounted mains shower. Further benefiting from a radiator and an opaque window to the side aspect.

### **Bedroom 2**

10'11" x 9'9" (3.35 x 2.99)

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

### **Bedroom 3**

9'8" x 8'9" (2.96 x 2.67)

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

### **Family Bathroom**

Fitted with a coloured suite comprising a bath unit, a pedestal hand wash basin and a low level hand flush w.c. Further benefiting from a radiator and an opaque window to the side aspect.

### **Garage**

23'1" x 9'7" (7.06 x 2.94)

A single garage with an electric garage door to the front aspect and further benefiting for lighting and power.

### **Outside**

The front of the property enjoys a mostly laid to lawn front garden with a bricked paved driveway with space for one vehicle. To the rear, the property enjoys an fully enclosed rear garden which is mostly laid to lawn with a paved walkway, patio seating area and a well developed planted bank. The garden further enjoys partial rural views to the west.

### **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)

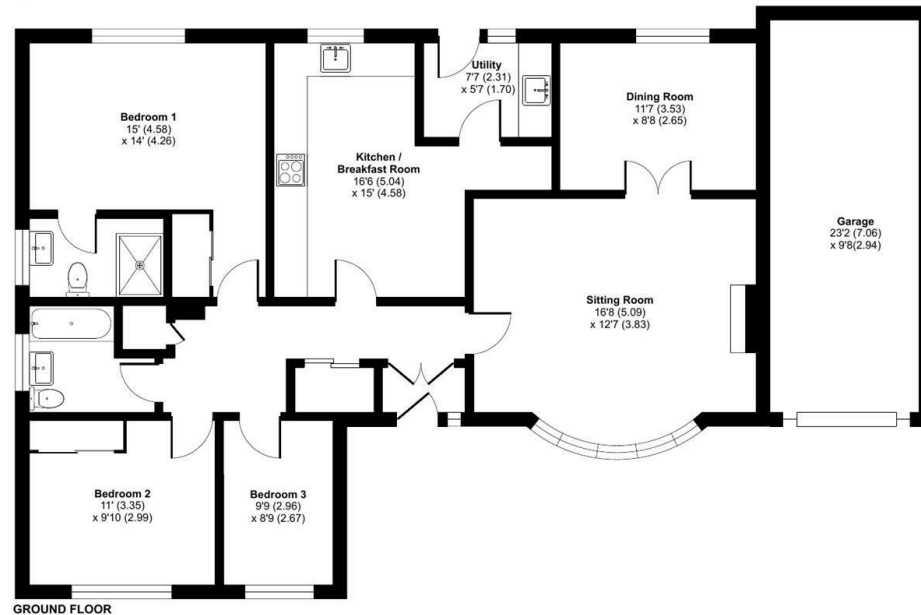
## Latches Walk, Axminster, EX13

Approximate Area = 1134 sq ft / 105.3 sq m

Garage = 204 sq ft / 18.9 sq m

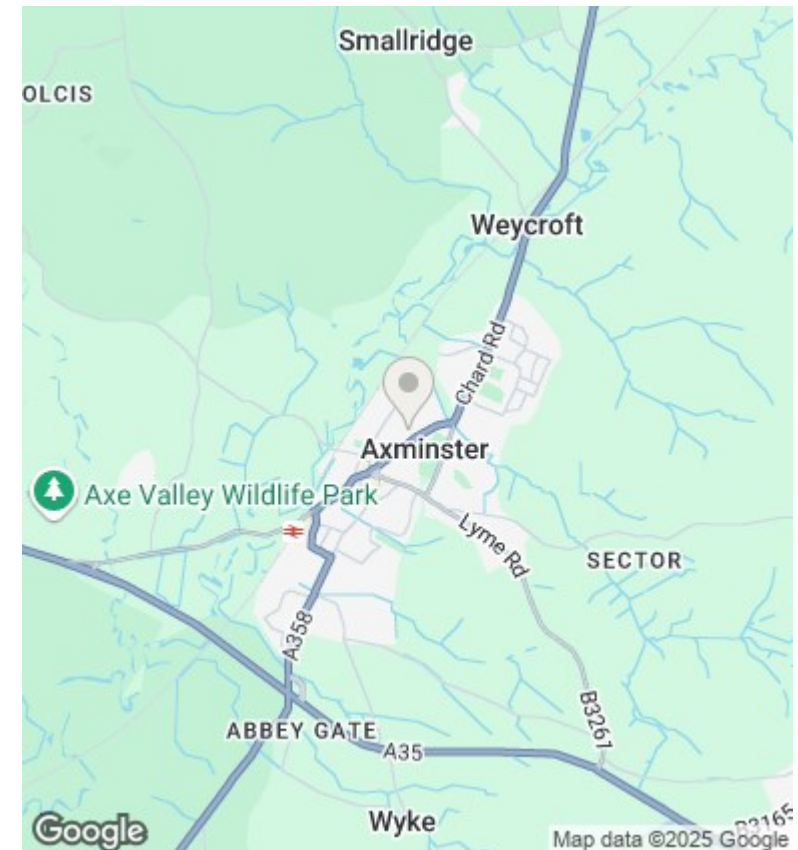
Total = 1338 sq ft / 124.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem 2025. Produced for Harris & Harris Property Services Ltd. REF: 1256789

**harris & harris**  
estate agents



## 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 right hand side.

## 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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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		