



## Good News Sector Lane, Axminster, EX13 5BP

Guide Price £360,000 Freehold

- A Three Bedroom Detached Bungalow
- Kitchen/Diner
- Driveway Parking
- Master En-Suite Bedroom
- Bathroom
- Front and Rear Gardens
- Lounge
- Garage
- Underfloor Heating



# Good News Sector Lane, Axminster EX13 5BP

This beautifully presented and maintained three bedroom detached bungalow located just over half a mile from the town centre of Axminster. Built circa 2000 this modernised bungalow benefits from underfloor heating throughout and comprises a master en-suite bedroom, kitchen/diner, lounge, two further bedrooms and a bathroom. The property enjoys gardens to the front and rear, a garage and gated driveway parking.



Council Tax Band: E



### Entrance Hall

Doors leading to the accommodation with the addition of a useful storage cupboard.

### Lounge

15'7" x 13'5" (4.75 x 4.09)

A comfortable sized reception room with a feature decorative fireplace with a marble surround and wooden display sill. French doors open onto the garden.

### Kitchen/Diner

18'8" x 10'5" (5.69 x 3.20)

Fitted by Colyton Kitchens this modern style kitchen is fitted with a range of matching wall and base units and granite worktops comprising a four ring induction hob, a ceramic sink and drainer, a eye level double oven, a integrated fridge freezer and space and plumbing for a washing machine. Further featuring a opaque glazed patio door to the side aspect and a window to the rear aspect. The dining area is the perfect space for entertaining with a window to the rear aspect.

### Bedroom 1

A master en-suite double bedroom with a window to the front aspect and door leading to;

### En-Suite

Fitted with a white suite comprising a low level hand flush w.c, a shower cubicle with a wall mounted mains shower, a pedestal hand wash basin, a heated towel rail and extractor fan. A opaque window to the side aspect.

### Bedroom 2

9'8" x 9'4" (2.97 x 2.87)

A double bedroom with a window to the front aspect.

### Bedroom 3

9'6" x 7'1" (2.92 x 2.16)

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

### Family Bathroom

Fitted with a white suite comprising a bath unit with a wall mounted electric shower, a low level hand flush w.c, a heated towel rail and a hand wash basin inset into a vanity unit. A opaque window to the side aspect.

### Outside

The property is approached via a driveway with ample off road parking with a private laid to lawn front garden with several fruit trees and lined by a variety of well maintained plantations. To the rear is a fully enclosed tiered garden approximately facing south west, with a laid to patio seating area and steps up leading to a laid to lawn garden lined by a variety of flora and fauna. Further benefitting from a outside water tap, electrical power points, remote controlled awning above the French doors from the lounge and outside lighting along three sides of the property.

### Agents Notes

Tenure: Freehold

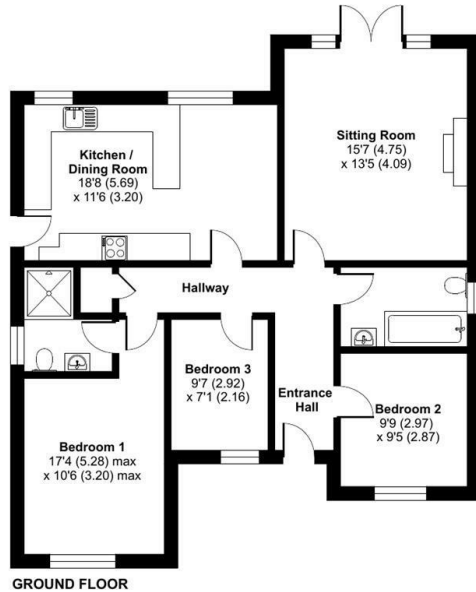
Local Authority: East Devon District Council

Tax Band: E

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](http://openreach.com) for more information.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



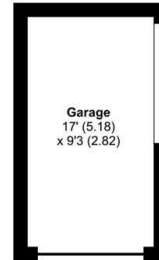
## Sector Lane, Axminster, EX13

Approximate Area = 994 sq ft / 92.3 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1152 sq ft / 107 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Harris & Harris Property Services Ltd. REF: 1039962



## Directions

From our office in Axminster proceed through the town centre, up the Lyme Road and turn left into Sector Lane, 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>		86
(81-91) <b>B</b>	74	
(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		
England & Wales		EU Directive 2002/91/EC