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Kennack Horslears, Axminster, EX13 5JX

Guide Price £550,000 Freehold

- Three Bedroom Detached House
- Conservatory
- Front and Rear Gardens
- Lounge
- Kitchen
- Driveway Parking
- Dining Room
- Double Garage

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Kennack Horslears, Axminster EX13 5JX

Nestled in the charming area of Horslears, Axminster, this delightful three-bedroom detached house offers two spacious reception rooms, in addition to a kitchen and a conservatory. Upstairs the property benefits from thee well appointed bedrooms and a family bathroom. Outside the property is approached by a gated gravel driveway offering off road parking for several vehicles in addition to a double garage. The property further benefits from front and rear gardens.

3 2 3 C

Council Tax Band: E

Porch
Door leading the accommodation

Entrance Hall
A welcoming entrance hall with doors leading to the accommodation and an U shaped staircase leading to the first floor. Radiator and smoke detector.

Lounge
18'6" x 17'3" (5.65 x 5.26)
A dual aspect reception room with windows to the front and side aspect and featuring an effect fireplace with a stone hearth and surround. Further benefiting from two radiators and a sliding patio door leading to the conservatory.

Conservatory
10'0" x 6'11" (3.07 x 2.12)
A half brick half double glazed conservatory overlooking the garden and with French doors. Further benefiting from electrical connections.

Dining Room
13'3" x (4.06 x)
Featuring a curved bay window to the front aspect, radiator and a small storage cupboard.

Kitchen
9'11" x 10'5" (3.04 x 3.20)
Fitted with a range of matching wall and base units with work tops over comprising a stainless steel one and half bowl sink and drainer with a window to the rear aspect and space and plumbing from a washing machine underneath. Door leading to a pantry cupboard with a window to the side aspect.

Side Porch
Door leading to the garden, fuse box and a wall mounted Worcester gas boiler.

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

Landing
Doors leading to the accommodation with a loft access overhead and smoke detector overhead. Further benefiting from a airing cupboard with a water tank.

Bedroom 1
17'2" x 11'10" (5.25 x 3.62)
A triple aspect double bedroom with window to the front, rear and side aspect and two radiators. Further benefiting from a range of fitted wardrobes.

Bedroom 2
13'5" x 8'9" (4.09 x 2.68)
A double bedroom with a curved bay window to the front aspect, radiator and a fitted double wardrobe.

Bedroom 3
10'4" x 8'4" (3.15 x 2.55)
A ensuite double bedroom with a window to the rear aspect and radiator. Further benefiting from a fitted double wardrobe.

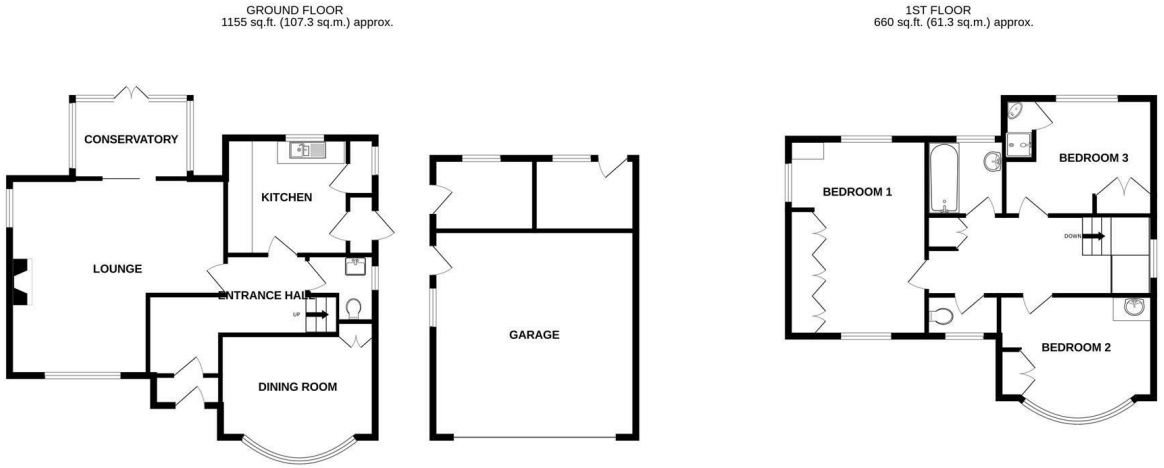
Family Bathroom
6'2" x 6'9" (1.89 x 2.06)
Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin and a bath unit with a mains shower connection over taps. Further benefiting from a radiator and an opaque window to the rear aspect.

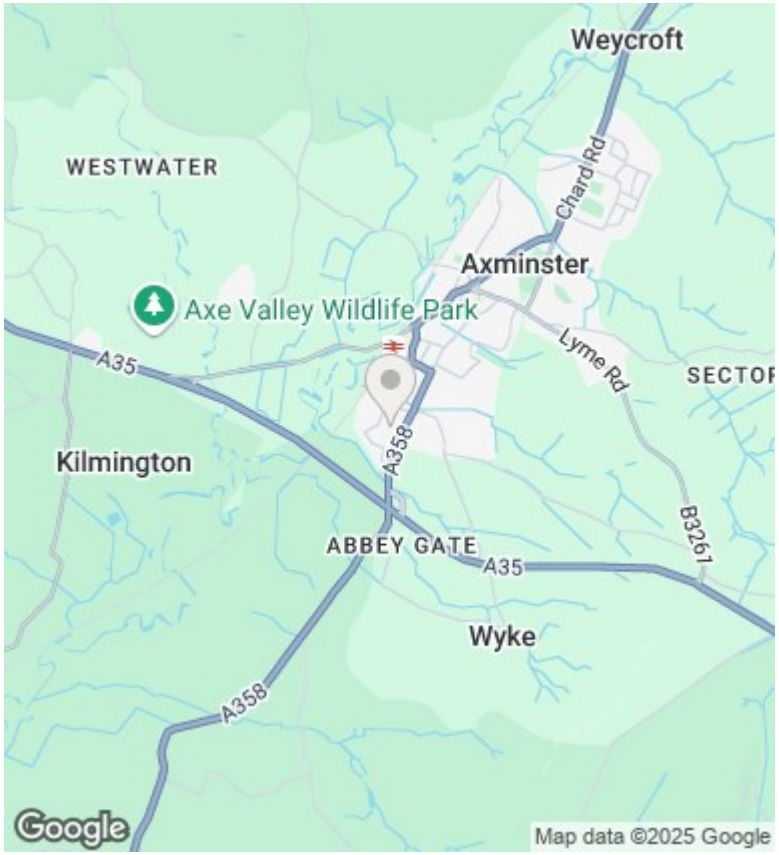
W,C
Fitted with a low level hand flush w,c, and an opaque window the front aspect and radiator.

Double Garage
17'9" x 17'5" (5.42 x 5.31)
A double garage benefiting from power and lighting with wooden side sliding garage doors to the front aspect. The garage also benefits from two further storage rooms with the rear.

Outside
To the front the property is approached via a gravel driveway with a mostly laid to lawn front garden with a variety of well established trees and hedges. To the rear the property benefits from laid to gravel walkways through a variety of well established shrubberies and plantations and further benefits from a wooden shed.

Agents Notes
Tenure: Freehold
Local tax Band: E
Utilities: gas fired central heating, mains electric, mains water and mains drainage.
Mobile phone coverage: More information can be found checker.ofcom.org.uk
Broadband: Fibre to cabinet broadband and copper broadband are available. Please go to openreach.com for more information





Directions

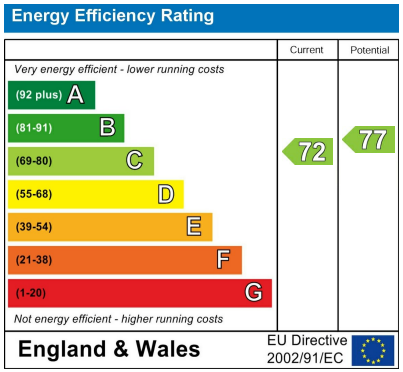
From our office in West Street proceed down towards the roundabout taking the first exit onto King Edward Road. Follow the road and turn right onto Musbury Road and continue to proceed down the hill. Take the next right turning onto Gamberlake, following the road take the left hand turn onto Horslears and follow the road round to the right where the property can shortly be found.

Viewings

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

Council Tax Band

E



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