



77 Woodbury Park, Axminster, EX13 5QX

Guide Price £265,000 Freehold

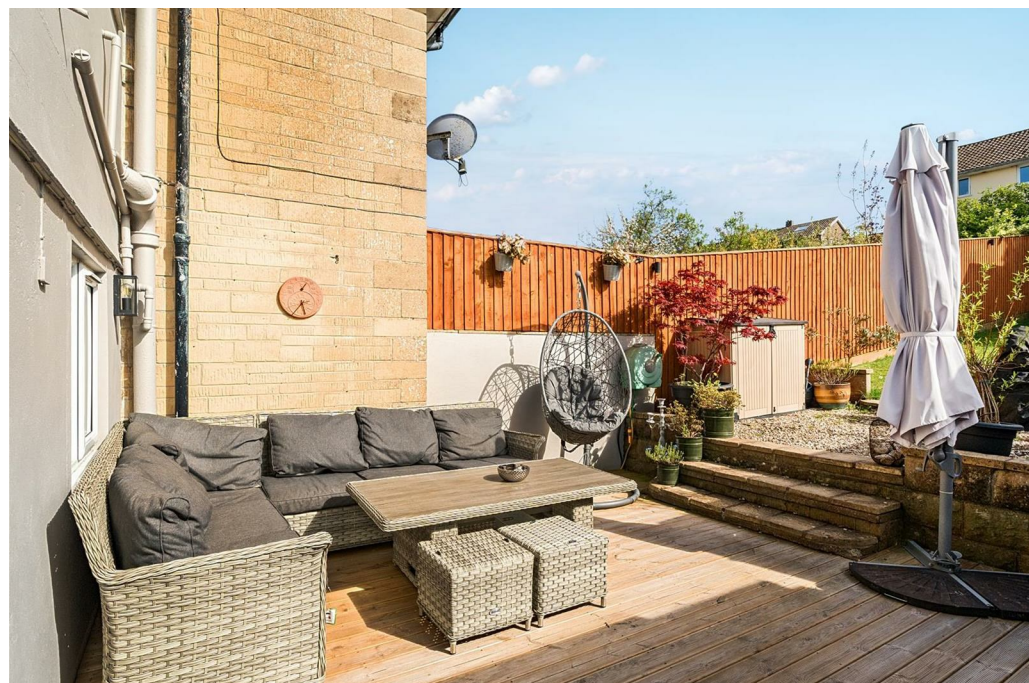
- Three Bedroom Mide Terraced House
- Dining Room
- Wooden Summerhouse
- Lounge
- Family Bathroom
- Kitchen
- South Facing Garden

77 Woodbury Park, Axminster EX13 5QX

A beautifully presented and maintained three bedroom mid-terraced house located in a popular residential area of the market town of Axminster. Built in the 1960's the property benefits from a lounge, kitchen and dining area on the ground floor and three bedrooms and a family bathroom on the first floor. Outside the property enjoys a south facing rear garden featuring a summerhouse that benefits from it's own electrics, WIFI and a diesel powered heating.



Council Tax Band: B



Entrance Hall

Doors leading to the accommodation with stairs leading to the first floor. Benefiting from a useful under stair storage cupboard and a radiator.

Lounge

15'0" x 10'7" (4.59 x 3.25)

Featuring a decorative fireplace with a wooden mantle, a window to the front aspect and a radiator.

Kitchen

8'4" x 7'10" (2.55 x 2.41)

Fitted in December 2024 this modern kitchen comprises a range of matching wall and base units with work tops over. Fitted with integrated appliances including an eye level double oven, a four ring induction hob with an extractor hood above. Continuing round to an inset stainless steel sink, a slimline dishwasher, washing machine and a fridge freezer. A window to the rear aspect overlooks the rear garden.

Dining Room

8'11" x 8'10" (2.73 x 2.71)

French doors leading to the garden to the rear garden and radiator.

Landing

Doors leading to the accommodation with loft access and a smoke detector overhead. Further benefiting from a storage cupboard.

Bedroom 1

12'11" x 10'7" (3.95 x 3.25)

A double bedroom with a window to the front aspect and radiator. Further benefiting from a range of fitted wardrobes and a airing cupboard housing a wall mounted gas boiler.

Bedroom 2

11'0" x 10'9" (3.36 x 3.29)

A double bedroom with a window to the rear aspect and radiator.

Bedroom 3

9'8" x 6'9" (2.96 x 2.06)

A single bedroom with a window to the front aspect and a radiator. Further benefiting from a fitted wardrobe space.

Family Bathroom

Fitted with a white suite comprising a low level hand flush w.c. and a hand wash basin inset into a vanity unit. Continuing round to a bath unit with a wall mounted rainfall shower with slate tiled splashbacks. Further benefiting from a heated towel rail and an opaque window to the rear aspect.

Garden

The property benefits from a well presented south facing rear garden. From the dining room is a wooden decked seating area perfect for outdoor dining. Continuing to a laid to gravel area benefiting from a wooden shed and a paved walkway lined by a laid to lawn garden leading to a wooden summerhouse measuring 10ft x 12ft The summerhouse benefits from electrical connections, WIFI and it's own heating supplied by a diesel powered heater.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: B

Utilities: All utilities as 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 for more information.

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

Flooding: The property sits in a Flood Zone 1, an area with a low probability of flooding.

Sellers Position: The sellers are looking to connect the sale to a onward purchase.

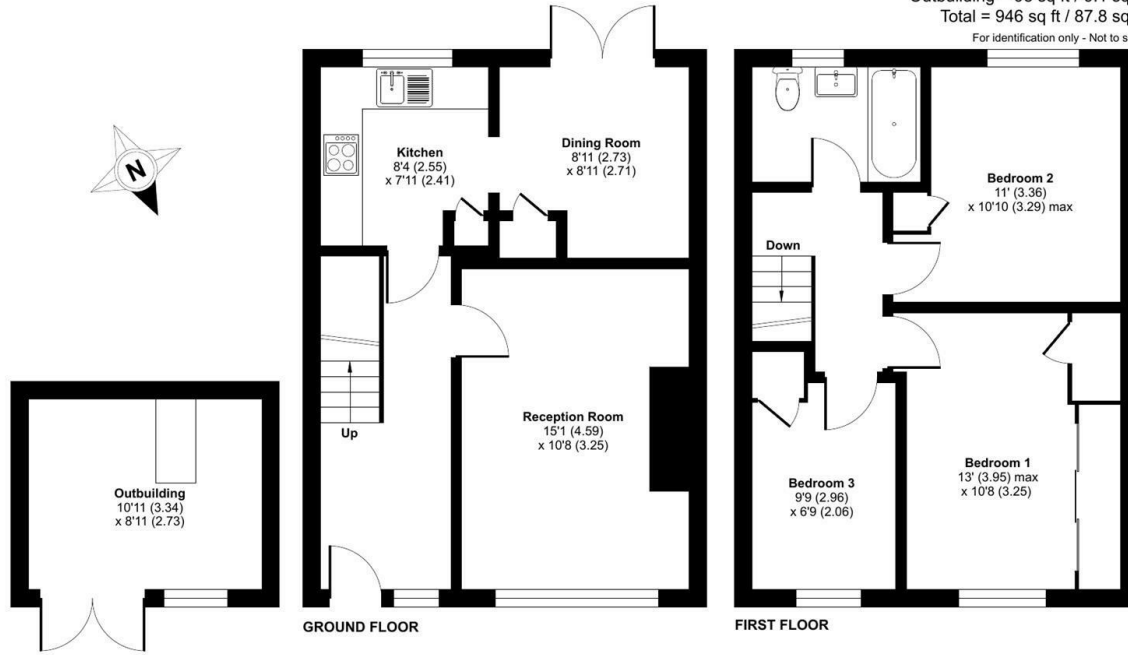
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Approximate Area = 848 sq ft / 78.7 sq m

Outbuilding = 98 sq ft / 9.1 sq m

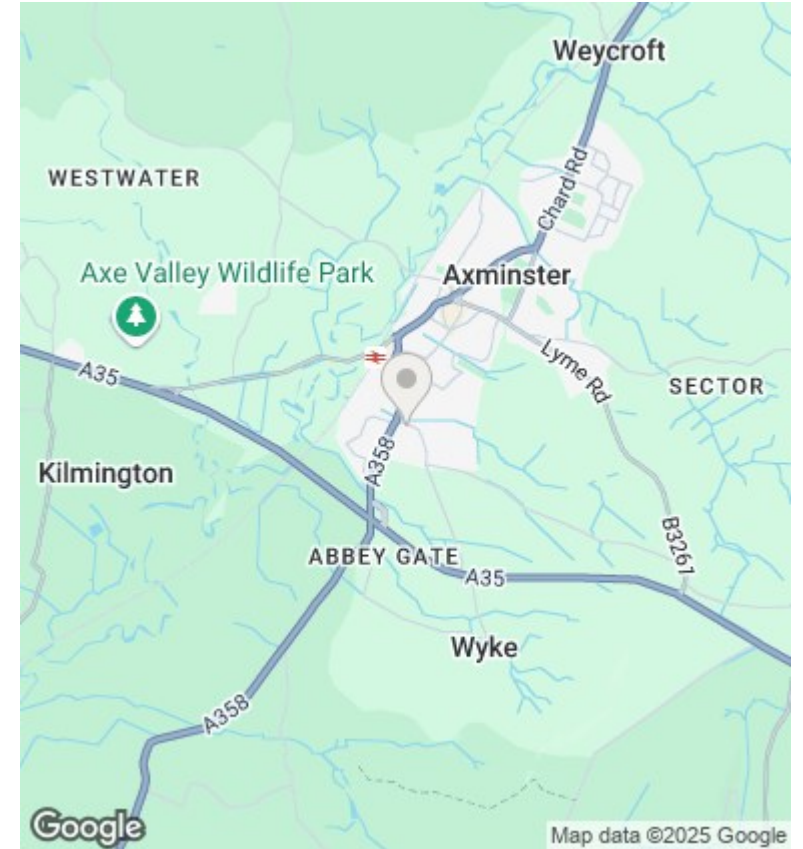
Total = 946 sq ft / 87.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Harris & Harris Property Services Ltd. REF: 1280226

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Directions

From our office on West Street in Axminster follow the A358 taking the first exit at the roundabout onto King Edward, follow the road which bears right onto Musbury Road, take the first left onto Woodbury Park where you will find the property a short distance up the road on your 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		87
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		