



50 Dukes Way, Axminster, EX13 5QP

Guide Price £395,000 Freehold

- Three Bedroom Detached House
- Family Bathroom
- Garden Room/Home Studio
- Flexible Living Accommodation Throughtout
- Cloakroom/Utility
- Parking
- Master En-Suite Bedroom
- Enclosed Garden
- Underfloor Heating

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This beautifully presented three-bedroom detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a welcoming hallway leading to an open plan reception room complete with a modern fitted kitchen, ideal for both relaxation and entertaining guests. The interior has been tastefully decorated, creating a warm and inviting atmosphere throughout.

The property boasts three well-proportioned bedrooms, including a master suite with an en-suite bathroom, providing a private sanctuary for the homeowners. The additional bathroom ensures convenience for family and guests alike.

The delightful garden, includes a charming garden room. This outdoor space is perfect for enjoying sunny days, hosting gatherings, or simply unwinding in a tranquil setting.

This detached house is not only a beautiful home but also a wonderful opportunity for those seeking a modern lifestyle. With its thoughtful design and attention to detail, this property is sure to impress.



Council Tax Band: D



Entrance Hall

A welcoming entrance hall with doors leading to the accommodation and an U shaped staircase with a wooden hand rail and balustrade ascending to the first floor. Further benefiting from a smoke detector and a useful storage cupboard.

Cloakroom/Utility

Fitted with a white suite comprising a low level hand flush w.c. and a pedestal hand wash basin. Further benefiting from an opaque window to the front aspect, radiator and space and plumbing for a washing machine.

Reception Room

6.96 x 6.79 (22'10" x 22'3")

Kitchen

Installed in 2020 this modern kitchen is fitted with a range of matching wall and base units with work tops over comprising a fitted fridge freezer, a eye level double oven and a four ring induction hob with an extractor hood above. Continuing round to a sink and drainer inset into the work top with an integrated dishwasher underneath. A new boiler was installed in 2020 and Phillips hue smart lighting has been installed under the kitchen cabinets perfect for setting the right atmosphere for any occasion. The kitchen area also features an under stair storage cupboard that is home to the underfloor heating manifold and a fuse box.

Causal Dining Area

Forming part of the wider kitchen area this is the perfect space for informal dining or a cozy reading nook featuring a window to the side aspect. Bi folding doors lead into the formal dining space.

Lounge Area

A dual aspect reception area with windows to the front and side aspects and a radiator.

Garden Room

4.17 x 2.64 (13'8" x 8'7")

Replacing a previous conservatory in 2021 this second reception room is perfectly placed to serve as a formal dining room featuring bi folding doors leading to the garden, electric underfloor heating, an electric radiator and two smart Velux windows with electric blinds that can be controlled from your phone.

Landing

Doors leading to the accommodation with a air conditioning unit, smoke detector, loft access, radiator and a airing cupboard housing the water tank.

Master Bedroom

3.38 x 2.89 (11'1" x 9'5")

This en-suite master bedroom features a window to the front aspect, radiator and a fitted double wardrobe.

En-Suite

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin inset into a vanity unit and a shower with a wall mounted rainfall effect shower attachment. Further benefiting from an opaque window to the front aspect and a radiator.

Bedroom 2

3.17 x 2.87 (10'4" x 9'4")

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

Bedroom 3

2.89 x 2.89 (9'5" x 9'5")

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

Family Bathroom

Fitted with a white suite comprising a bath unit, a low level hand flush w.c. and a hand wash basin inset into a vanity unit. Further benefitting from an opaque window to the front aspect and a radiator.

Outside

The property enjoys a fully enclosed garden which is a combination of paved walkways, a composite decked seating area and a artificial lawn that benefits from a fitted BBQ area. The garden enjoys gated access to the front of the property and has the added benefit of previously installed connections ready for an electric charging point to be installed.

The property's single garage has been split in two and now enjoys a storage space to the front with the garage up and over door to the front aspect, electric connections, lighting and a fuse box. The rear of the garage has been converted into a garden room, which provides extra flexible accommodation and could be used as a studio, home office, gym or bar as it enjoys electric connections and lighting throughout.

Agent's Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

Utilities: All utilities are mains connected

Development Charge: TBC

Broadband: Ultrafast full fibre broadband with a FTTP connection is available. Superfast fibre broadband with a FTTC connection is available.

Standard broadband with a ADSL connection is available. Please visit openreach.com for more information

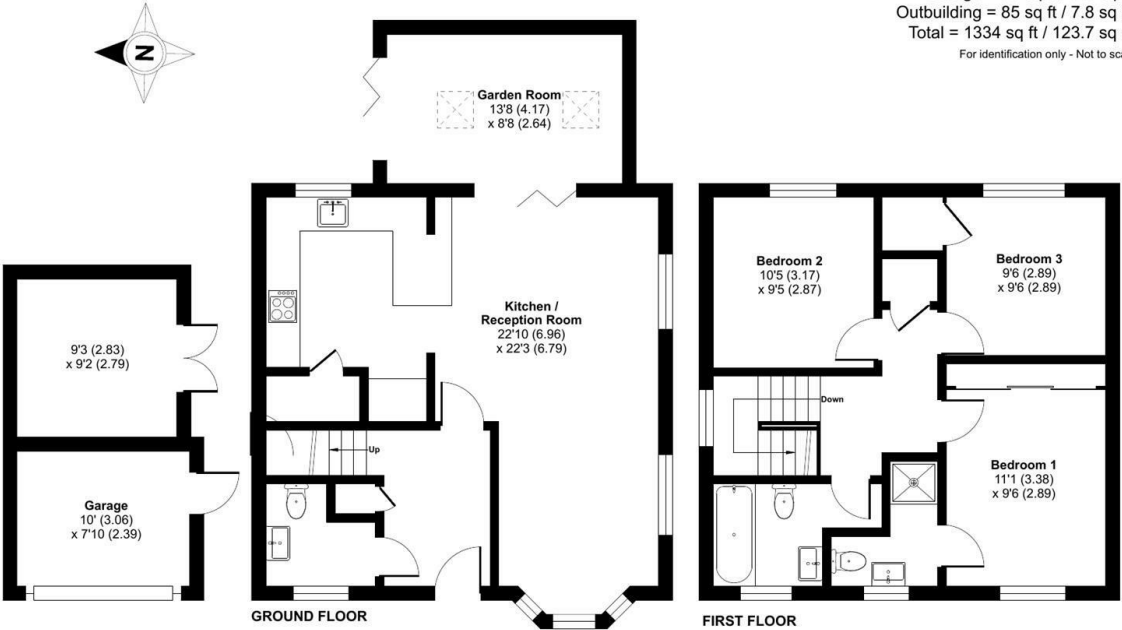
Mobile phone coverage: For more information can be found checker.ofcom.org.uk





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Approximate Area = 1170 sq ft / 108.6 sq m
Garage = 79 sq ft / 7.3 sq m
Outbuilding = 85 sq ft / 7.8 sq m
Total = 1334 sq ft / 123.7 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 2025. Produced for Harris & Harris Property Services Ltd. REF: 1289893



Directions

From our office in West Street, Axminster continue along the A358 towards Seaton, at the roundabout take the first exit and continue along the road taking the fourth left onto Woodbury Park. Take the first left onto Dukes Way, continue through Dukes Way and take the second right and the property can be found on the left hand side.

Viewings

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

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		
England & Wales		
EU Directive 2002/91/EC		