



48 Willhayes Park, Axminster, EX13 5QW

Guide Price £245,000 Freehold

- Two Bedroom Semi-Detached Bungalow
- Dining Room
- Split Garage
- Front Garden
- Study
- Driveway Parking
- Lounge
- Bathroom
- Enclosed Rear Garden

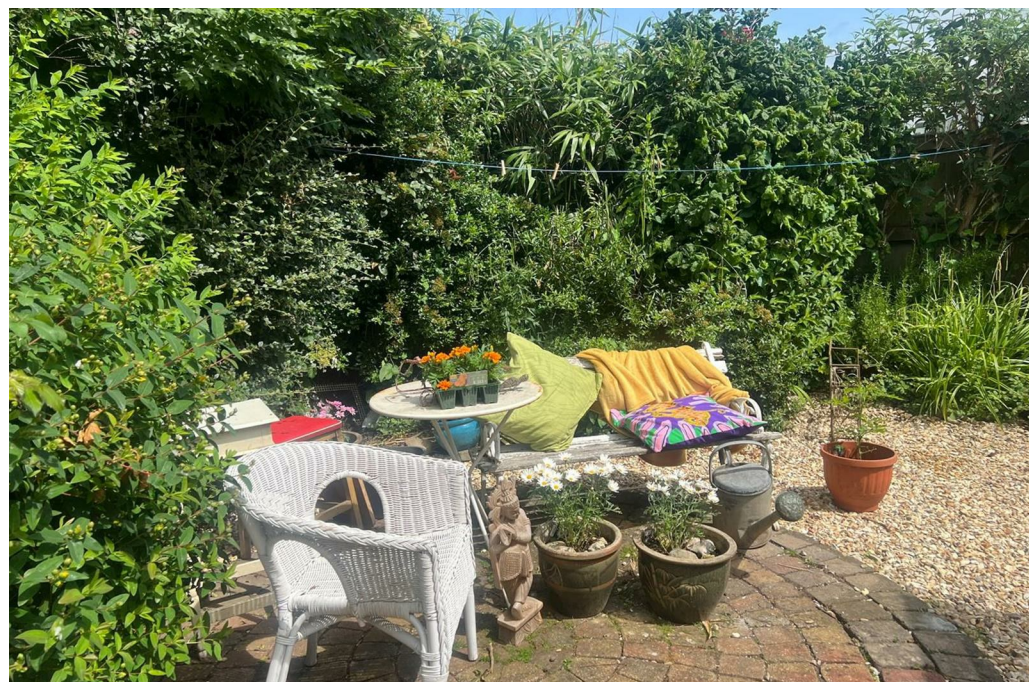
48 Willhayes Park, Axminster EX13 5QW

Recently updated two-bedroom semi-detached bungalow on the outskirts of the popular market town of Axminster. The bungalow is within walking distance of the town centre and local amenities, as well as benefiting from a more peaceful location.

The property briefly comprises of a lounge, study, kitchen, dining room, two bedrooms and bathroom. Outside the property features an easily maintained enclosed rear garden, single garage and driveway parking.



Council Tax Band: C



Hallway

Entrance hallway with radiator and doors leading to the accommodation. There is a useful storage cupboard with shelving and space for a washing machine, as well as loft access overhead.

Lounge

12'10" x 12'4" (3.93 x 3.76)

Large window to front aspect, radiator and air vent.

Kitchen

9'4" x 7'6" (2.85 x 2.29)

Matching wooden base and wall units with stone effect worktop and ceramic one bowl sink with drainer. Space for an oven with a four ring hob and a fridge freezer. A step leads down to the dining room.

Dining Room/Sun Room

9'4" x 7'0" (2.85 x 2.15)

Following on from the kitchen, this second reception room is well suited as a dining room. Featuring French doors leading out to the garden.

Study/Dining Room

8'2" x 7'0" (2.51 x 2.15)

Located off of the dining room, the study benefits from a radiator and recessed lighting. Providing a flexible space that could be used as a home office, hobby/craft space, playroom or snug. A door leads from the study into the back of the garage.

Bathroom

6'9" x 5'8" (2.06 x 1.73)

Fitted with a white suite comprising of a low level hand flush w.c, pedestal hand wash basin and bath unit with a wall mounted electric shower and sliding glass door. Opaque window facing the rear aspect, heated towel rail and extractor fan.

Bedroom 1

12'3" x 10'5" (3.74 x 3.20)

A double bedroom with window facing the front aspect. Further benefiting from an open wardrobe system with hanging rail and shelf over the top and a radiator.

Bedroom 2

10'11" x 7'1" (3.35 x 2.18)

A single bedroom with window facing the rear aspect. Further benefiting from an open wardrobe system with hanging rail and shelf over the top and a radiator.

Garage

8'2" x 6'9" (2.51 x 2.06)

A split garage with up and over door. The garage houses a wall mounted boiler, gas meter and the fuse box, as well as benefiting from lighting and power.

Outside

Enclosed rear garden mostly laid to gravel and paving slabs. The garden features a paved seating area and border with a mixture of shrubs and trees and a garden shed. The front of the property benefits from a front garden and driveway that provides off-road parking.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

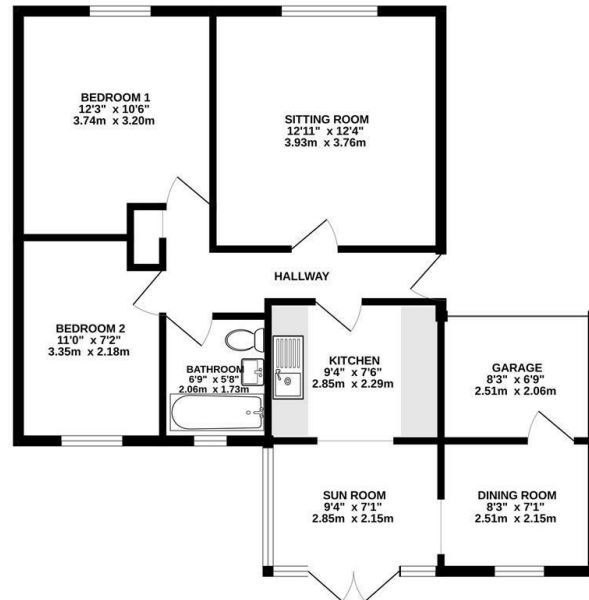
Utilities: All utilities are mains supply

Broadband: 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: More information can be found checker.ofcom.org.uk

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Letroplan 12/2015

Directions

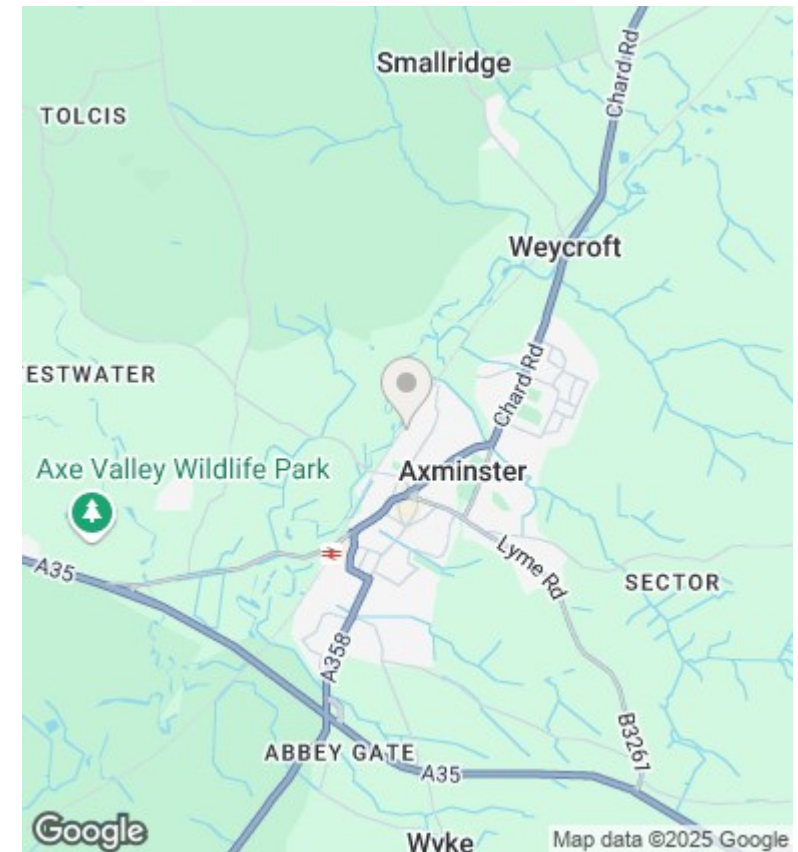
From our office in West Street proceed towards the town centre and turn left into Castle Street, take the next turning right into North Street. Proceed along North Street and take the first left into Willhayes Park. Follow the road down and turn right. Follow the road and take the next right. The property can shortly be found on the left hand side.

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A	63	83
(81-91) B		
(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		