



1 Eldridge House Chard Road, Axminster, EX13 5GB

£249,950 Freehold

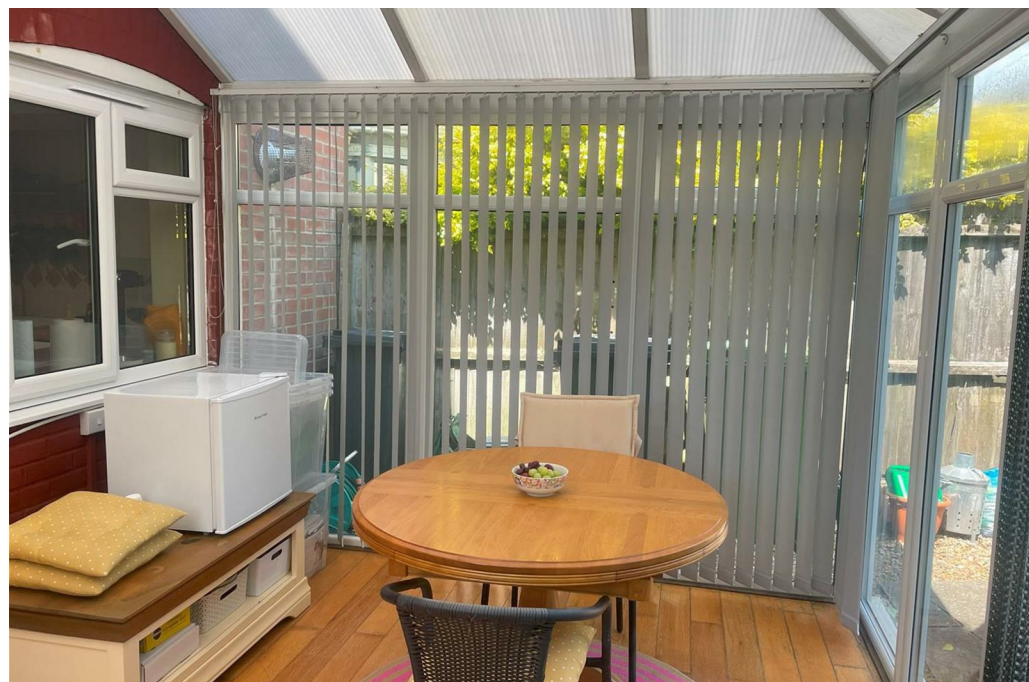
- Modern end of terrace house
- Lounge and good sized conservatory
- Gas central heating and sealed unit double glazing
- Popular, convenient location
- Well fitted Kitchen
- Attractive, secluded lawned rear garden
- Three bedrooms
- Ground floor Cloakroom
- Covered allocated parking space

1 Eldridge House Chard Road, Axminster EX13 5GB

A well presented three bedroom end of terrace house, located in the market town of Axminster. The property briefly comprises of lounge, kitchen with breakfast island, cloakroom, conservatory which can be used as a second reception room, family bathroom and ensuite. Outside the property benefits from a well maintained fully enclosed rear garden and allocated parking space situated within a car port.



Council Tax Band: B



GROUND FLOOR

Hallway

Entrance hallway with stairs up to the first floor landing and a door leading to the lounge.

Lounge

14'07" x 14'01" (4.45m x 4.29m)

A spacious lounge with a window to the front aspect and doors leading to the hallway and kitchen. Further benefiting from a radiator and storage cupboard.

Kitchen

13'01" x 11'02" (3.99m x 3.40m)

Fitted with a range of matching wall and base units with wooden work tops, a kitchen island, a ceramic single bowl sink and drainer, 4 ring gas hob over an oven-extractor over and a window looking out to the conservatory. There is space for a fridge/freezer. Built in dish washer, built in washer/dryer, built in fridge. Wall mounted valiant boiler and extractor fan. Doors leading to the conservatory and cloakroom.

INNER HALL

Cloakroom

5'08" x 3'08" (1.73m x 1.12m)

Tiled flooring and splashback. The cloakroom is fitted with a white suite comprising of low level w.c and hand wash basin mounted to the wall. Further benefiting from an opaque window to the front aspect and radiator.

Conservatory

14'03 x 9'07" (4.34m x 2.92m)

The conservatory offers an additional reception room or dining space, with wooden flooring, electric heater and window to the kitchen.

FIRST FLOOR

Landing

Doors to the three bedrooms, the bathroom and a storage cupboard with hanging rail.

Bedroom 1

14'02" x 10'00" (4.32m x 3.05m)

A double bedroom with window looking over the rear garden and a radiator.

Ensuite Shower Room

Tiled flooring and splashback. The ensuite is fitted with a white suite comprising of low level w.c, pedestal hand wash basin and a shower cubicle with wall mounted shower. Further benefiting from an opaque window, a radiator, shaver/light and extractor fan.

Bedroom 2

10'04" x 10'04" (3.15m x 3.15m)

A double bedroom with window to the front aspect and radiator.

Bedroom 3

10'04" max x 6'07" (3.15m max x 2.01m)

A single room with window to the front aspect and radiator.

Bathroom

7'09" 6'01" (2.36m 1.85m)

Tiled flooring and splashback. The bathroom is fitted with a white suite comprising of low level w.c, pedestal hand wash basin and bath with shower over. Further benefiting from a radiator and an extractor fan.

Outside

Mostly laid to lawn with a variety of shrubs and trees. There is a gravelled section to the side of the property which benefits from a shed. The garden also features a paved path to the back gate, which provides access to the allocated parking space within a covered car port.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

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 for more information.

Mobile Phone Coverage: more information can be found at checker.ofcom.org.uk

Directions

From our office in Axminster proceed out on the A358 towards Chard, passing the hospital on your left, continuing until a mini roundabout. Turn left at the roundabout and continue along the Chard Road, the property can then be found 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		88
(81-91) B	76	
(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 