



23 Willhayes Park, Axminster, EX13 5QW

Guide Price £200,000 Freehold

- Two Bedroom End Of Terrace House
- Conservatory
- Front and Rear Gardens
- Lounge
- Two Bedrooms
- Single Garage and Parking
- Kitchen
- Bathroom

23 Willhayes Park, Axminster EX13 5QW

Located in Willhayes Park, Axminster, this delightful two-bedroom end terrace house offers a perfect blend of comfort and convenience. The property boasts two generously sized bedrooms, perfect for a small family or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the enclosed North Westerly facing rear garden, which offers a private outdoor retreat. This space is perfect for enjoying sunny afternoons. Additionally, the property includes a single garage and parking for one vehicle, providing ample space for your car and storage needs.



Council Tax Band: B



Entrance Hallway

Doors lead to the accommodation and stairs with a wooden balustrade ascends to the first floor. Further benefiting from an understairs storage cupboard, radiator, smoke detector and an opaque window to the front aspect.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and a hand wash basin. Further benefiting from a radiator and the fuse box.

Kitchen

6'8" x 7'9" (2.05 x 2.38)

Fitted with a range of matching wall and base units with work tops above comprising a stainless steel sink and drainer with a window to the front aspect and space and plumbing for a washing machine underneath. Continuing round to a wall mounted gas boiler, space for a free standing hob and oven and space for a half fridge under the work tops.

Lounge

12'11" x 11'1" (3.94 x 3.38)

A feature effect fireplace place with a mantle and surround, radiator, window to the rear aspect and door leading into the conservatory.

Conservatory

A fully uPVC glazed conservatory with French doors opening onto the garden.

Landing

Doors leading to the accommodation with a smoke detector overhead.

Bedroom 1

9'6" x 9'9" (2.90 x 2.99)

A double bedroom with a window to the front aspect, radiator and a range of fitted wardrobes. Further benefiting from a storage cupboard with a radiator.

Bedroom 2

9'1" x 6'9" (2.77 x 2.07)

A single bedroom with a window to the rear aspect, radiator and loft access overhead.

Bathroom

5'7" x 6'1" (1.71 x 1.87)

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a shower cubicle with a wall mounted mains shower. Further benefiting from a heated towel rail, opaque window to the rear aspect and an extractor fan.

Garden

The property benefits from a fully enclosed rear garden which is mostly laid to patio and enjoys a number of raised flower beds and planters. The rear of garden features a wooden shed and glass greenhouse.

Garage

The property benefits from a single garage which is located a short walk away from the property with a parking space in front. We have been advised the garage is on a separate title.

Agents Notes

Tenure; Freehold

Local Authority: East Devon District Council

Tax Band: B

Utilities: All utilities are mains connected

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

The sale of the property is subject to a grant of probate.

