



## Highlands North Street, Axminster, EX13 5QF

Guide Price £230,000 Freehold

- Two Bedroom Semi-Detached Bungalow
- Lounge
- Bathroom
- Front & Rear Gardens
- Requires Modernisation
- No Onward Chain
- Kitchen
- Single Garage & Driveway Parking

# Highlands North Street, Axminster EX13 5QF

This two-bedroom semi-detached bungalow presents an excellent opportunity for those looking to create their dream home. The property features a reception room, perfect for relaxing or entertaining guests, and two well-proportioned bedrooms that offer ample space for comfort.

The bungalow boasts both front and rear gardens that provide a lovely outdoor space for gardening enthusiasts or those who simply enjoy the fresh air. Additionally, the property includes a single garage and a driveway, allowing for convenient parking for up to two vehicles.

While the bungalow requires modernisation, this presents a fantastic chance for buyers to personalise the space to their taste and style. With no onward chain, the process of moving in can be swift and straightforward, making it an ideal choice for first-time buyers or those looking to downsize.



Council Tax Band: C



## **Hallway**

Doors leading to the accommodation with a airing cupboard housing the water tank. Radiator and smoke detector.

## **Lounge**

11'8" x 15'10" (3.58 x 4.84)

A comfortable sized reception room with a window to the front aspect benefiting from partial views of the countryside. Further fitted with a radiator and a gas effect fireplace.

## **Kitchen**

9'0" x 7'10" (2.75 x 2.41)

Fitted with a range of matching wall and base units with work tops over comprising a fitted cooker and a stainless steel sink and drainer. Further benefiting from space and plumbing for a washing machine and a second white good. A window to the side aspect and a patio door to the side granting access to the rear garden.

## **Bedroom 1**

11'3" x 12'1" (3.45 x 3.69)

A double bedroom with a window to the rear aspect and radiator. Further benefiting from fitted double wardrobe.

## **Bedroom 2**

13'4" x 8'10" (4.07 x 2.71)

A double bedroom with a window to the rear aspect and radiator. Further benefiting from fitted double wardrobe.

## **Bathroom**

8'11" x 5'3" (2.74 x 1.62)

Comprising a low level hand flush w.c. a pedestal hand wash basin and a bath unit. Further benefiting from an opaque window to the side aspect and a radiator.

## **Garage**

11'10" x 15'8" (3.61 x 4.80)

A single garage with a up and over garage doors with driveway parking to the front.

## **Outside**

The rear of the property enjoys a tiered rear garden with paved steps granting access to all levels of the garden. The garden is mostly laid to lawn bordered with a variety of well established plants. From its elevated position the top level of the garden enjoys partial countryside views.

## **Agents Notes**

Tenure: Freehold

Local Authority: East Devon District Council

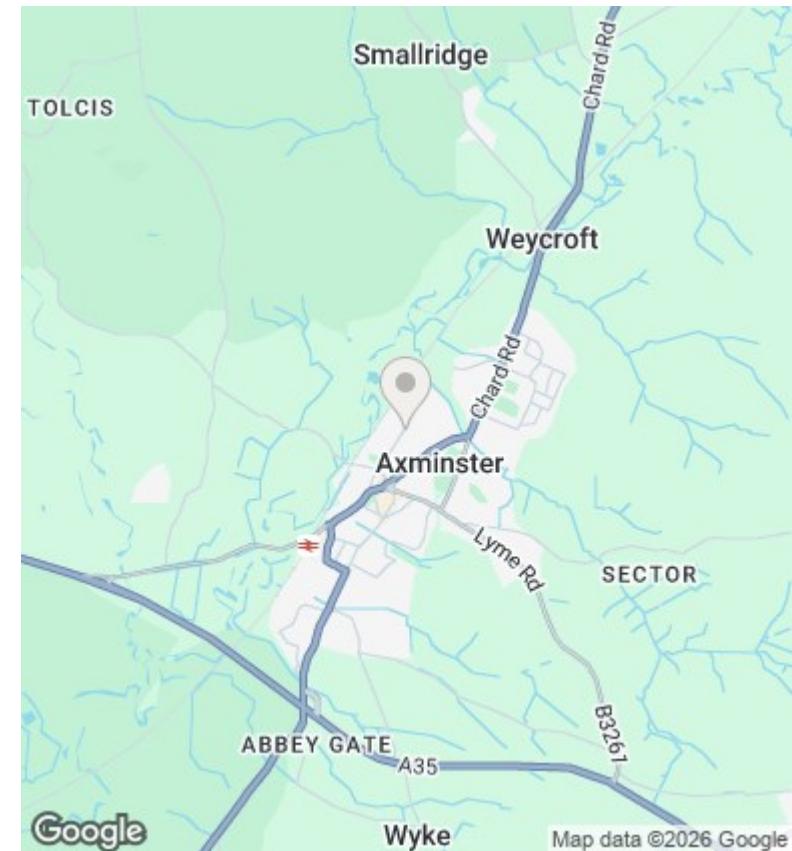
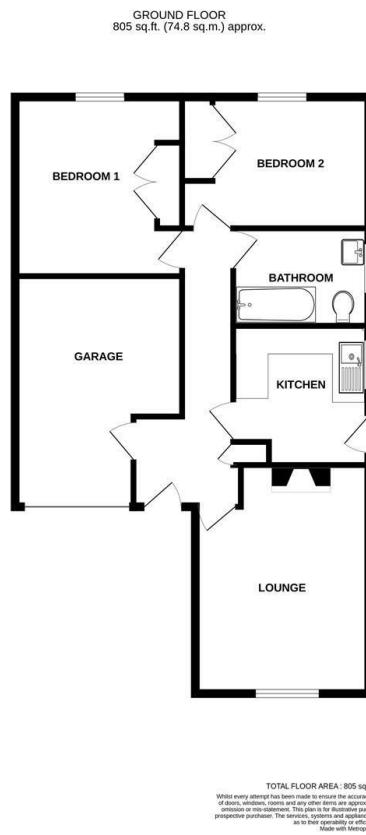
Council Tax: C

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. For more information visit [openreach.com](http://openreach.com).

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flooding: Very low risk of flooding from surface water. Very low risk of flooding from rivers and sea.



## Directions

From our office in West Street proceed up into the centre of town. Just before The George Hotel turn left and then immediately left again into Castle Hill. After a short distance down the hill take the right hand turn onto North Street. Proceed down North Street and the property can shortly be found on the right 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		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC