



1 Petre Street, Axminster, EX13 5FY

Guide Price £290,000 Freehold

- Three Bedroom Semi-Detached House
- Master En-Suite Bedroom
- Single Garage and Driveway Parking
- Lounge/Diner
- Family Bathroom
- Kitchen
- Enclosed Rear Garden

1 Petre Street, Axminster EX13 5FY

This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master ensuite, this property is ideal for families or those seeking extra space. The inviting lounge/diner provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone. For those who appreciate outdoor space, the enclosed rear garden offers a private retreat, ideal for enjoying sunny afternoons or hosting barbecues with friends and family. Parking is a breeze with driveway parking and a single garage that adds further convenience.



Council Tax Band: C



Entrance hallway

Entrance hallway with doors through to accommodation and stairs with a wooden handrail leading to the first floor. Radiator and fuse box.

Cloakroom

The cloakroom is fitted with a white suite comprising of a low level hand flush W.C and pedestal hand wash basin with a tiled backsplash. The cloakroom also features an opaque window to the front aspect with window and a ledge/shelf providing extra storage.

Lounge/Diner

15'6" x 16'8" (4.74 x 5.10)

A spacious open plan lounge/diner providing a flexible space that would suit entertaining. It further benefits from a storage cupboard, 2 radiators and space for both a dining table and lounge furniture. French doors lead out from the lounge/diner to the patio garden.

Kitchen

9'2" x 8'1" (2.80 x 2.48)

Open plan style kitchen comprising of a mixture of matching base and wall units, a stainless steel one and a half bowl sink with drainer and four ring gas hob with extractor hood above, boiler and window to the front aspect. The kitchen further benefits from a built in double oven, fridge freezer and washing machine.

Landing

First floor landing with doors leading to bedroom 1, bathroom, bedroom 2 and bedroom 3, a window to the side aspect, loft access and a smoke alarm.

Bedroom 1

10'2" x 13'0" (3.12 x 3.98)

A double room with a built in double wardrobe, radiator, window to the front aspect and door leading to ensuite.

Ensuite

5'0" x 6'7" (1.53 x 2.02)

The ensuite features a fitted white suite comprising of a low level W.C, wall mounted hand wash basin with ledge above, shower cubicle with wall mounted shower. Further benefiting from a heated towel rail, extractor fan and opaque window to the front aspect.

Family Bathroom

6'10" x 6'2" (2.09 x 1.90)

Fitted with a white suite comprising of a low level W.C, wall mounted hand basin with ledge above, and bath with shower over. The bathroom also features a heated towel rail and extractor fan.

Bedroom 2

8'9" x 10'6" (2.68 x 3.21)

A double room with a window to the rear aspect.

Bedroom 3

6'5" x 10'6" (1.98 x 3.21)

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

Outside

The property benefits from a enclosed patio garden with a raised turfed bed featuring a mix of shrubs. There is a shed and door through to the single garage, as well as power and an outdoor tap.

To the front of the property there is a driveway and garage leading to a front garden laid mostly to lawn and featuring a paved path providing access from the pavement and the driveway.

Garage

18'0" x 9'0" (5.50 x 2.76)

A single garage with up and over door.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Development Charge: £260.00 per annum

Utilities: Mains gas, water, electric and drainage connections.

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: For more information can be found 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 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 take the first left on to Brewer Avenue, take the left onto Petre Street, where 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(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