



Marigolds Folly Chard Street, Axminster, EX13 5EB

Guide Price £210,000 Freehold

- Three Bedroom Detached Bungalow
- Master En-Suite Bedroom
- Utility
- Auction Ends: 13th November 2025 at 12:00
- Non Traditional Woolaway Construction
- Kitchen
- Wrap Around Garden with Outbuilding
- Two Reception Rooms
- Family Bathroom
- Gated Driveway Parking

Marigolds Folly Chard Street, Axminster EX13 5EB

AUCTION PROPERTY: A deceptively spacious and generally well presented three bedroom detached bungalow sat on a large plot, measuring approximately 0.05 hectares (0.13 acres) with outbuildings and a garage. The property, which is located conveniently for the town centre with its wide range of amenities and facilities, is of non-standard construction and therefore interest will be likely be anticipated from the cash-buyer fraternity. AUCTION ENDS 13th November 2025 at 12:00.



Council Tax Band: C



Entrance Hall

Doors leading to the accommodation, radiator and an useful airing cupboard with the immersion tank.

Lounge

20'2" x 11'1" (max) (6.15 x 3.39 (max))

A spacious reception room with a window to the rear aspect and a feature gas fireplace with a hearth and surround. Further benefiting from two radiators and a sliding door to the dining room.

Kitchen

9'0" x 10'9" (2.75 x 3.30)

Fitted with a range of matching wall and base units with work tops above the kitchen comprises a stainless steel one and a half bowl sink and drainer with a window to the front aspect. Continuing round to a four ring gas hob with an extractor hood above and an eye level double oven. Further benefiting from a radiator and a small breakfast bar.

Dining Room

10'2" x 19'10" (3.10 x 6.07)

A spacious second reception room which could be used as a formal dining room when entertaining guests or as a secondary sitting room. Benefiting from a radiator and French doors that provide access to the front of the property.

Master Bedroom

12'11" x 9'1" (3.95 x 2.78)

A master en-suite double bedroom with a window to the side aspect, radiator and sliding door to the dining room.

En-Suite

7'1" x 6'1" (2.16 x 1.86)

An en-suite bathroom fitted with a white suite comprising low level hand flush w.c. a hand wash basin inset above a vanity cupboard and a bath unit with a wall mounted electric shower. Further benefiting from a window to the side aspect.

Bedroom 2

10'10" x 10'10" (3.31 x 3.31)

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

Bedroom 3

9'0" x (2.75 x)

A single bedroom with a window to the rear aspect and radiator.

Bathroom

5'5" x 7'8" (1.66 x 2.36)

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin inset above a vanity cupboard and a corner shower unit with a wall mounted mains shower. Two opaque windows to the rear aspect.

Utility

10'11" x 5'10" (3.33 x 1.79)

Fitted with a range of base units with a work top over benefiting from space and plumbing for a washing machine under the work tops. Further benefiting from a stainless steel sink and drainer, a window to the rear aspect, radiator and two storage cupboards.

Rear Porch

Providing additional storage space and access to the garden.

Outside

Positioned on an elevated wrap around plot the property is accessed via a gated driveway with ample parking for several vehicles. The front of the property enjoys a laid to lawn front garden with a paved walkway leading to a vegetable patch garden with a glass greenhouse.

Wooden Garage

11'1" x 17'9" (3.38 x 5.42)

A wooden garage with two windows to the side aspect and double doors to the front providing access.

Outbuilding

A useful outbuilding split into two sections. Each section has an access door and a window to the front aspect.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Construction: A non traditional Woolaway Bungalow

Utilities: Gas, electric, water and drainage are all 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.

Flood Risk: Very low risk of flooding from surface water and very low risk of flooding from rivers and the sea.

Mobile phone coverage: More information can be found at checker.ofcom.org.uk

Important Information

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

Auction legal pack & Finance

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

Price Information

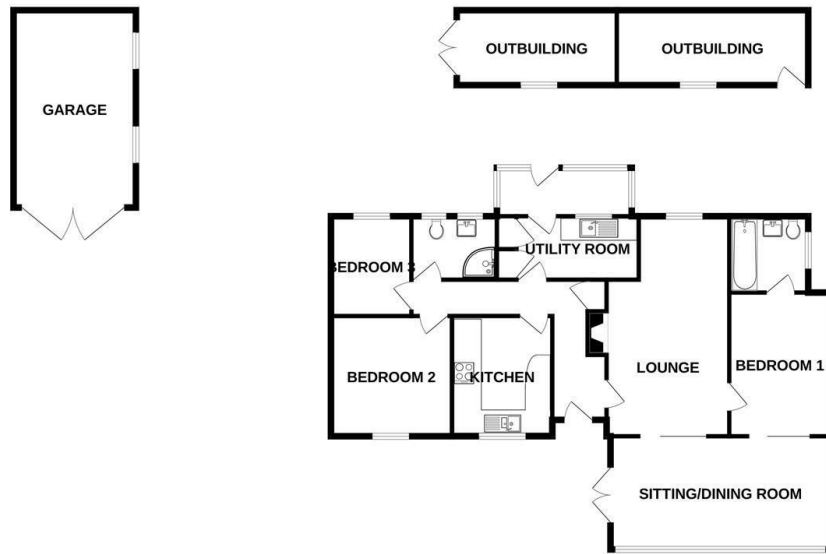
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. At the fall of the hammer contracts are exchanged and there is no going back!

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GROUND FLOOR
1531 sq.ft. (142.2 sq.m.) approx.



TOTAL FLOOR AREA: 1531 sq.ft. (142.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our office in West Street, Axminster continue through the town along the A358 following the signs for Chard. At the George Hotel continue along the A358 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		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		