



## 3 Welch Close, Axminster, EX13 5GN

Guide Price £345,000 Freehold

- Three Double Bedrooms
- Lounge
- Single Garage
- Master En-suite Bedroom
- Family Bathroom
- Parking for Two Cars
- Kitchen/Diner
- Garden
- Remaining Balance of NHBC Guarantee



## 3 Welch Close, Axminster EX13 5GN

A modern double fronted, attached property constructed by multi award winning regional developers CG Fry & Sons. Located in a small picturesque development within walking distance of the town centre and local dog walks. Finished to a high standard including Karndean flooring the property comprises of a impressive kitchen/diner, lounge, cloakroom, family bathroom and three double bedrooms including a master en-suite. Outside the property benefits from a Westerly facing walled garden, a single garage and parking for two cars.



Council Tax Band: D



### Entrance hall

A welcoming entrance hall with karndean flooring and doors to the accommodation. Stairs with balustrade and hand rail ascends to the first floor. Radiator, smoke detector and understairs storage cupboard.

### Lounge

18'2" x 11'1" (5.56 x 3.40)

A dual aspect spacious reception room with windows to the front and side aspect and two radiators.

### Kitchen/Diner

18'0" x 13'1" (5.49 x 3.99)

This modern kitchen/diner is fitted with a range of matching wall and base units, with work tops over and tiled splashbacks. Comprising a 5 ring gas hob, integrated dishwasher, washing machine, fridge freezer and a double eye level oven. Continuing round to a breakfast island providing additional storage and seating space. The dining area provides ample space for entertaining and benefits from a window to the front aspect and a radiator. French doors open onto the garden.

### Cloakroom

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin, radiator and extractor fan.

### First Floor Landing

Doors leading to the first floor accommodation, radiator, smoke detector and loft access. A window to the front aspect and additional storage and airing cupboards.

### Bedroom 1

13'1" x 11'9" (3.99m x 3.58m)

A master en-suite dual aspect double bedroom with windows to the front and side aspect and a radiator.

### En-Suite

Fitted with a white suite comprising a low level hand flush w.c, a hand wash basin

inset into a vanity unit, a radiator and a shower cubicle with a wall mounted mains shower.

### Bedroom 2

11'2" x 9'2" (3.40m x 2.79m)

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

### Bedroom 3

11'2" x 8'6" (3.40m x 2.59m)

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

### Family Bathroom

Fitted with a white suite this family bathroom comprises a low level hand flush w.c, a hand wash basin inset into a vanity unit and a bath unit with a wall mounted mains shower.

### Outside

Accessed from the Kitchen/Diner the property benefits from a Westerly facing fully enclosed walled garden. Featuring a paved seating area and walkway lined by a well maintained flowerbed and a lawned garden. Further benefitting from an outside water tap and electrical sockets.

### Garage

20'0 x 9'9 (6.10m x 2.97m)

A single garage with a up and over garage door, benefitting from lighting and electric sockets.

### Agents Note

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

Development charge: £150 per year

Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

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

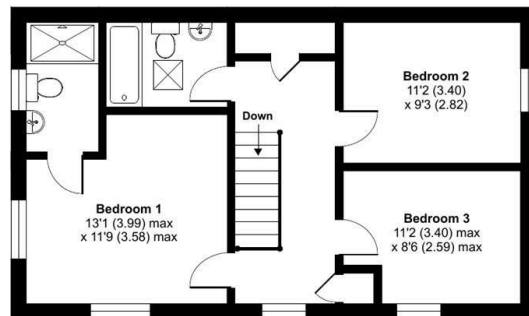
## Welch Close, EX13

Approximate Area = 1174 sq ft / 109.1 sq m

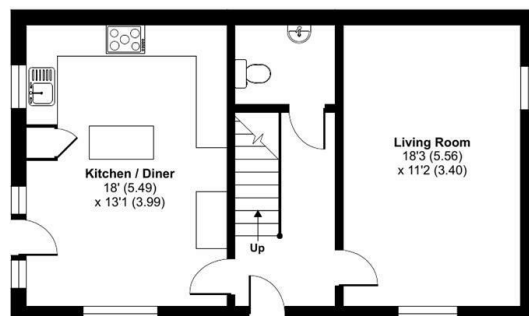
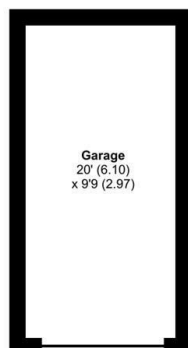
Garage = 196 sq ft / 18.2 sq m

Total = 1370 sq ft / 127.3 sq m

For identification only - Not to scale



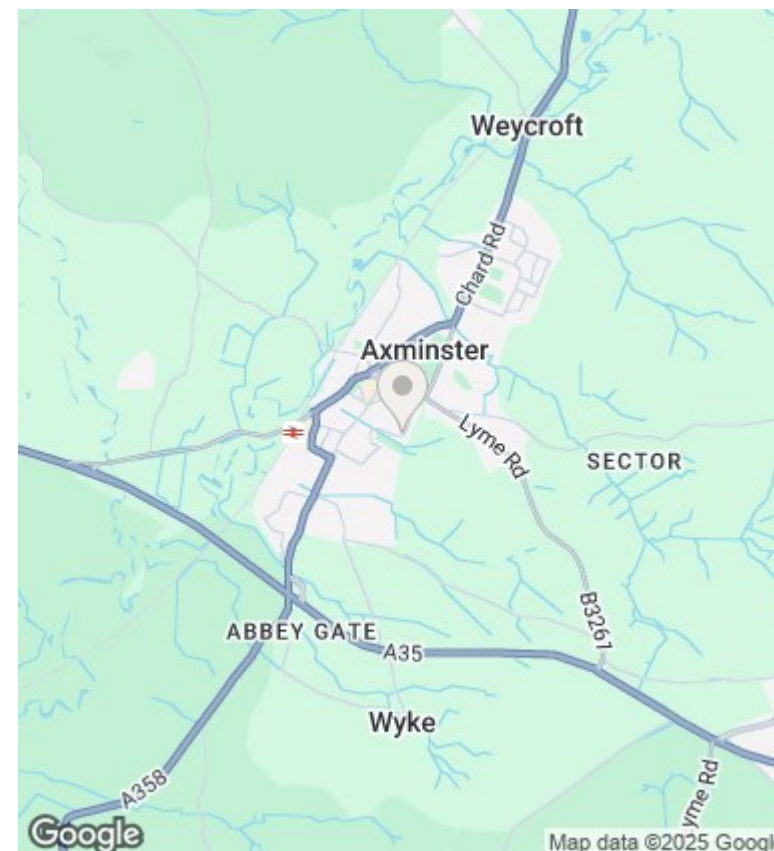
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Harris & Harris Property Services Ltd. REF: 1037063



## Directions

From our office in West Street, continue on the Lyme Road (B3261). Opposite the entrance to the Flamingo Pool, take the right-hand turn into Lyme Close, continue along for a short distance taking the second turn on the right where the property can be found immediately on the right.

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		