



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 an 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 an ADSL connection is available.

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

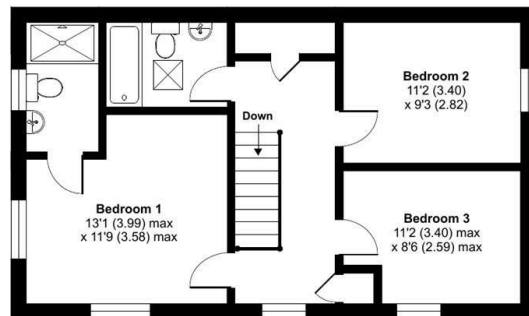
Welch Close, EX13

Approximate Area = 1174 sq ft / 109.1 sq m

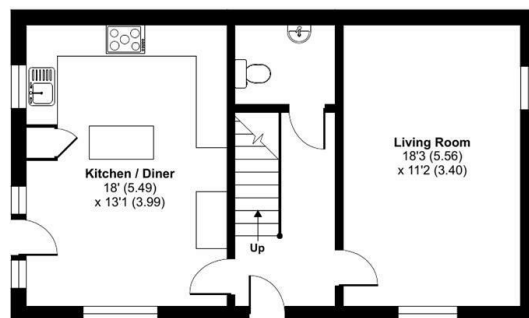
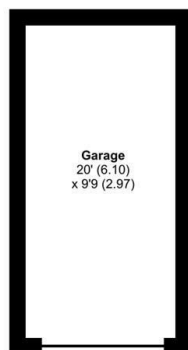
Garage = 196 sq ft / 18.2 sq m

Total = 1370 sq ft / 127.3 sq m

For identification only - Not to scale



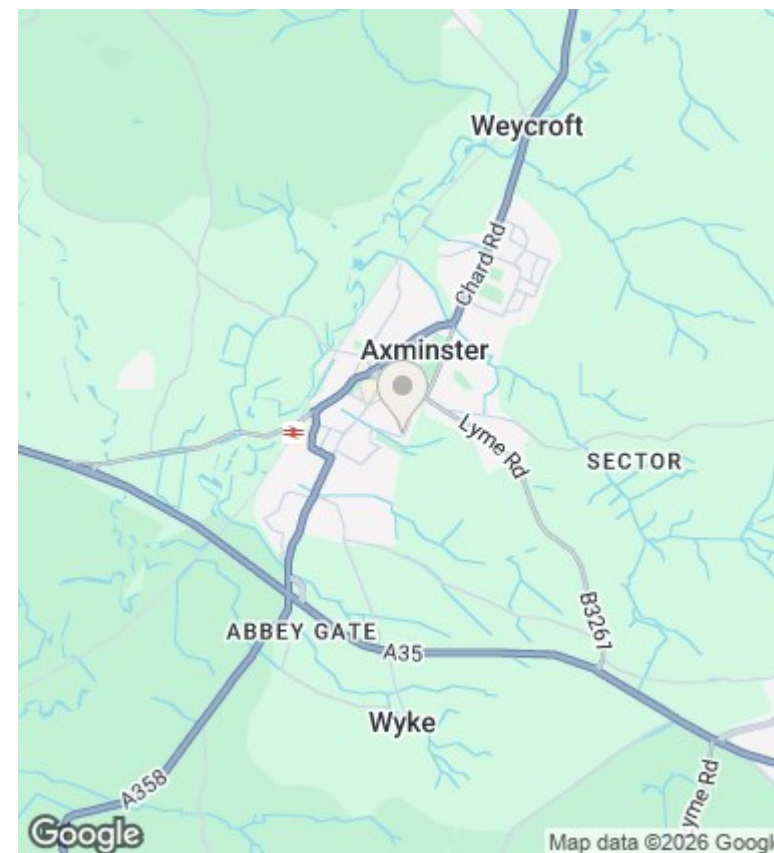
FIRST FLOOR



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) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		