



## 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 with 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 provide 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 a 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

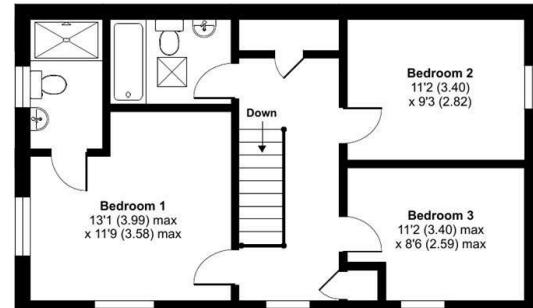
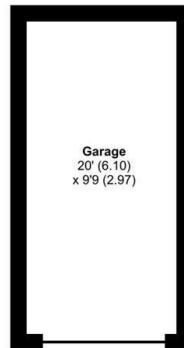
Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

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

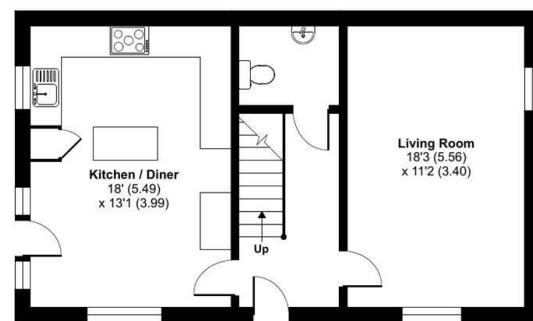
Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## 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



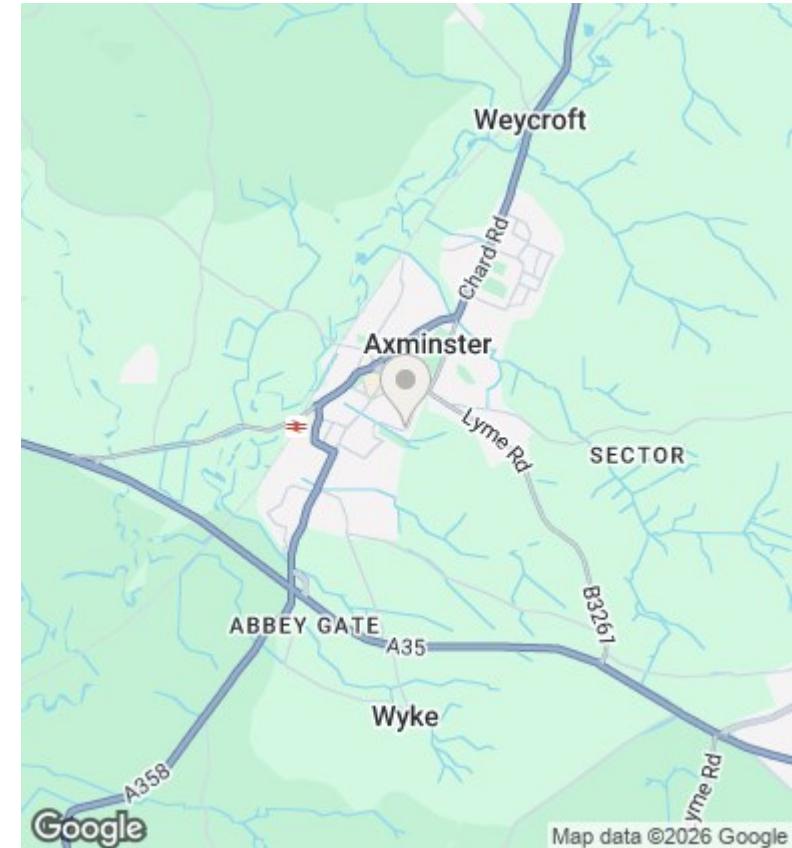
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcgeom 2023.  
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Map data ©2026 Google

## 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |