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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Groveland View, Crewkerne Road, Axminster, Devon, EX13 5SX
Guide Price £565,000



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Situated within picturesque landscape of East Devon, this charming chalet-style house boasts three spacious bedrooms, a large living room, conservatory, sunroom and a modern kitchen diner. Step outside to discover the large cottage style garden to the rear and enjoy breathtaking panoramic views from the comfort of your home.



Property Details

- Well-presented throughout
- Modern kitchen
- Spacious accommodation
- Elevated position
- Wonderful countryside views
- Established landscaped garden

THE PROPERTY

The property is believed to have been constructed around 20 years ago and updated to a high standard with some of the highlights including a modern kitchen, two bathrooms, a sunroom, spacious conservatory and double glazed windows throughout.

Comprising of entrance hall with cloakroom WC, large glazed double doors lead through to the L-shaped living/ dining room with dual aspect to the front of the property and the rear garden. You can enjoy the wonderful panoramic views from the comfort of the living room. The living room has a fireplace with inset multi fuel stove. Double doors lead to the light and spacious conservatory overlooking the rear garden and patio.

At the heart of the home is the sleek and stylish modern kitchen, perfect for entertaining guests or enjoying family meals. The kitchen is designed to be both functional and beautiful, making it the focal point of the living space. Finished with white gloss units and complimented by a contrasting granite worktop, the kitchen comprises of a central island with two Neff ovens, a ceramic induction hob with overhead extractor, integrated dishwasher and a large walk-in pantry. Adjoining the kitchen is sunroom which can be used as a versatile space as a second utility area, boot room or a perfect space for home hobbies. The utility room also adjoins the kitchen with a door to the garden housing the modern efficient condensing oil boiler and has plumbing for white goods.

On the first floor you will find three well-appointed double bedrooms all with built-in storage space. Bedroom one of large double size features dual aspect windows and plenty of built-in wardrobes/ alcove storage. Bedroom one benefits from a modern ensuite equipped with a freestanding bath, a spacious walk-in separate shower, a combination vanity with hand wash basin and WC.

Bedroom two has front aspect views and a built-in wardrobe space. Bedroom three rear aspect has built-in storage and is

currently being used as a home office study. The contemporary family bathroom has a white suite including corner bath with wall shower facility, a hand wash basin, WC and wall mounted towel rail.

OUTSIDE

The property is very well set back, being approached via a long driveway which leads up to the property where you will find parking for several cars. Sloping lawns run down to the roadside. To the rear of the property accessed by the sunroom, utility room and conservatory is a large paved patio with retaining walls and steps that lead up the main cottage style garden which has a grassed path meandering around a large variety of shrubs, plants and trees. There is also a raised patio area further up the garden which has elevated position with excellent views. The garden also has a small polytunnel, two sheds, a log store and a vegetable patch.

SITUATION

The property can be found in the popular village of Raymonds Hill occupying an elevated and peaceful location yet convenient position to local amenities. Within Axminster itself there are a range of leisure, health care and shopping amenities including both a Tesco and Co-Operative Supermarket, Swimming Pool with Leisure Centre, and a General Hospital. Axminster also benefits from a mainline train station with hourly services to London Waterloo and Exeter. The popular seaside town of Lyme Regis is also just 4 miles away from the property noted for its attractive buildings, the famous centuries-old Cobb and fishing harbour. Within the town there is an excellent variety of facilities including many independent shops and a number of restaurants and hotels, together with the beach and seafront.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Oil Fired Central Heating (Modern efficient condensing oil boiler)

Construction Type: Conventional brick and block construction

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside.

Parking: Driveway for several cars.

SERVICES

Mains electricity, water and drainage.

Council Tax Band: F (East Devon District Council)

EPC: Instructed awaiting certificate

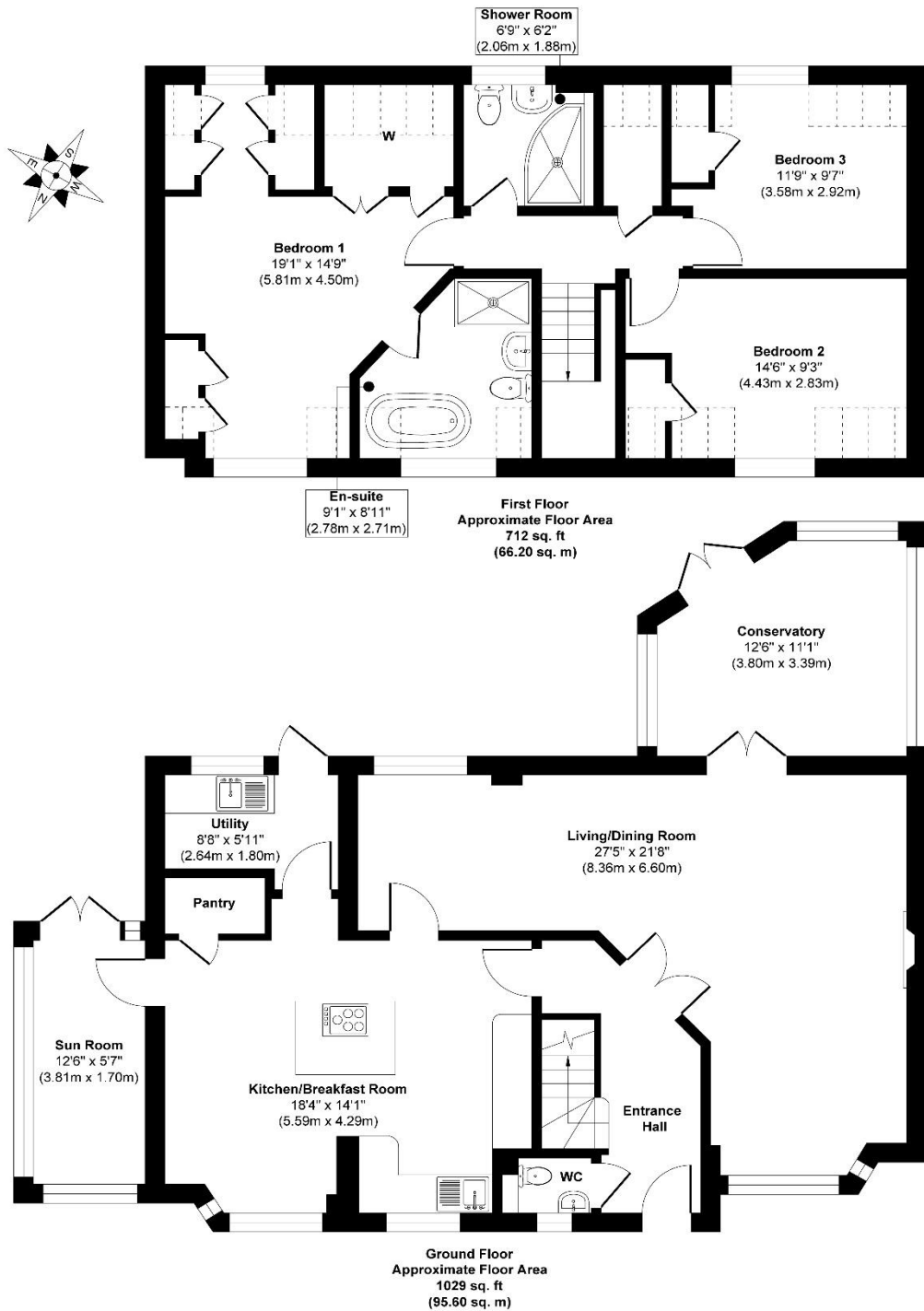
VIEWINGS

Strictly by appointment only with Vicary & Co

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Crewkerne Road, Axminster, Devon, EX13 5SX



Approx. Gross Internal Floor Area 1741 sq. ft / 161.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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