



**Woodcock Way, Chardstock Axminster EX13 7SY**





**welcome to**

## **Woodcock Way, Chardstock Axminster**

Fox and Sons are delighted to bring to the market this well-appointed 4 bedroom home situated in the desirable village of Chardstock, benefiting from double garage, driveway parking, good-sized rear garden. OFFERED FOR SALE WITH NO ONGOING CHAIN.

### **Entrance Hall**

Entered via double glazed front door with opaque glass inserts, opaque windows to side, stairs rising to first floor, ceiling light point.

### **Cloakroom**

UPVC double glazed opaque window to front, low level WC, wash hand basin with tiled splashback, laminate flooring, ceiling light point.

### **Study**

9' 4" x 7' 1" into bay ( 2.84m x 2.16m into bay )  
UPVC double glazed box bay window, radiator, ceiling light point, coved finish to ceiling.

### **Lounge**

15' 1" x 14' 10" ( 4.60m x 4.52m )  
UPVC double glazed sliding doors opening to garden, gas fire with feature surround, radiator, ceiling light point, coved finish to ceiling, double doors opening to dining room.

### **Dining Room**

13' 9" x 8' 8" ( 4.19m x 2.64m )  
UPVC double glazed windows to rear, radiator, ceiling light point, coved finish to ceiling.

### **Kitchen**

18' 3" max x 10' 3" max ( 5.56m max x 3.12m max )  
UPVC double glazed windows to front and side, UPVC double glazed opaque door opening to side, full range of wall and base units with laminate work surface over extending into breakfast bar, one and a half bowl drainer sink, fitted double oven, gas hob, utility area with further base units, work surface over and drainer sink, space and plumbing for a range of domestic appliances, tiled splashbacks, vinyl flooring, radiator, ceiling light point, coved finish to ceiling, under stair storage cupboard.

### **Landing**

Access to loft via hatch, storage cupboard housing water tank with storage space.

### **Bedroom One**

15' max x 11' 5" max ( 4.57m max x 3.48m max )  
UPVC double glazed box bay window to front, radiator, ceiling light point, two double fitted wardrobes, coved finish to ceiling.

### **En-Suite**

UPVC double glazed opaque window to front, shower cubicle, low level WC, wash hand basin, radiator, ceiling light point.

### **Bedroom Two**

11' 5" max x 10' 5" max ( 3.48m max x 3.17m max )  
UPVC double glazed window to front, two double fitted wardrobes, radiator, ceiling light point, coved finish to ceilings.

### **Bedroom Three**

11' 6" x 8' 11" ( 3.51m x 2.72m )  
UPVC double glazed window to rear, radiator, ceiling light point.

### **Bedroom Four**

8' 11" x 7' 2" ( 2.72m x 2.18m )  
UPVC double glazed window to rear, fitted wardrobe, radiator, ceiling light point.

### **Bathroom**

UPVC double glazed opaque window to rear, three piece suite comprising panel bath with shower off of the taps, low level WC, wash hand basin, part tiled walls, laminate flooring, radiator, ceiling light point.

### **Rear Garden**



Raised patio seating area with steps leading down to garden, laid to lawn, bordered with mature plants and trees.

**Front Garden**

Driveway for several vehicles, laid to lawn.

**Garage**

Double garage with power and lighting.



***view this property online*** [fox-and-sons.co.uk/Property/AXM104239](http://fox-and-sons.co.uk/Property/AXM104239)



welcome to

## Woodcock Way, Chardstock Axminster

- NO ONWARDS CHAIN
- DOUBLE GARAGE
- DRIVEWAY PARKING
- COUNTRYSIDE VIEWS OVER ROOFTOPS
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: E

offers in excess of

**£460,000**



**Ground Floor**



**First Floor**

Total floor area 119.8 sq.m. (1,289 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**view this property online** [fox-and-sons.co.uk/Property/AXM104239](https://fox-and-sons.co.uk/Property/AXM104239)



Property Ref:  
AXM104239 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)