



West Close, Axminster EX13 5PE

welcome to

West Close, Axminster

Surprisingly spacious bungalow which has been a much loved family home and has been well-maintained and extended over the years to provide versatile living accommodation. Situated a stone's throw from the town and benefits from a good sized rear garden, workshop and summer house.

Entrance Porch

Entered via Upvc double glazed door with Upvc double glazed opaque window to the side, ceiling light point

Entrance Hallway

Entered via secondary wooden door with glazed panels from porch into entrance hallway, airing cupboard with storage space, access to loft space via hatch, radiators, ceiling light points

Lounge Diner

23' 2" max x 15' 11" max (7.06m max x 4.85m max)

Spacious 'L' shaped lounge providing both living and dining space

Upvc double glazed windows to front aspect and patio doors opening to decking area in garden, feature electric fire with surround, radiators, ceiling light points

Kitchen Breakfast Room

20' 2" max x 15' 6" max (6.15m max x 4.72m max)

Upvc double glazed windows to front and side aspects and sliding doors opening to paved area, range of wall and base units with worksurface over and tiled splashbacks, drainer sink, electric eye level cooker, electric hob with cookerhood over, space for upright fridge freezer, breakfast area with space for dining table

Utility Room

7' 6" x 4' 6" (2.29m x 1.37m)

Upvc double glazed window to rear aspect, space and plumbing for washing machine and tumble dryer, wall mounted boiler, worktops, ceiling light point

Bedroom One

13' 8" x 9' 10" (4.17m x 3.00m)

Upvc double glazed window to rear aspect, radiator, ceiling light point

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m)

Upvc double glazed window to side aspect, built in wardrobes, radiator, ceiling light points

Bathroom

Upvc double glazed opaque windows to side aspect, walk in shower cubicle with electric shower, wash hand basin, low level WC, radiator, extractor fan, ceiling light point

Workshop

Stand alone brick built workshop to the front of the property accessed via wooden door from the front and Upvc double glazed door to the rear, Upvc double glazed opaque window to side, range of shelving and work benches, power and light

Garden Room

11' 5" x 9' 4" (3.48m x 2.84m)

Stand alone summer house situated in the garden accessed via Upvc double glazed patio doors, power and light

Rear Garden

Good sized rear garden with a range of seating areas, mainly laid to lawn with patio and artificial grass with decked seating areas, variety of mature tree's, plants and shrubs, green house and timber shed to remain





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welcome to

West Close, Axminster

- SPACIOUS EXTENDED BUNGALOW
- GOOD SIZED GARDEN WITH SUMMER HOUSE
- WORKSHOP
- OFF-ROAD PARKING
- LOUNGE DINER PLUS KITCHEN BREAKFAST ROOM

Tenure: Freehold EPC Rating: D

offers over

£350,000



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.

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Property Ref:
AXM104260 - 0003

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