



West Close, Axminster EX13 5PE



welcome to

West Close, Axminster

Fox and Sons are delighted to offer for sale this deceptively spacious detached chalet bungalow situated a stone's throw from the town centre, local amenities and transport links. Benefiting from Driveway parking, garage, newly fitted kitchen and bathroom and an easy to maintain garden.

Entrance Hallway

Entered via wooden door with double glazed insert, stairs rising to upper level with under stair storage cupboard, additional storage cupboard, radiator, ceiling light point

Lounge

15' 11" Max x 21' 9" (4.85m Max x 6.63m)
UPVC double glazed windows to rear, log burner with stone hearth, coved finish to ceiling, radiators, ceiling light points

Kitchen

14' 11" x 9' 7" (4.55m x 2.92m)
UPVC double glazed windows to front, full range of wall and base units with work surface over, integrated fridge, integrated hob with cooker hood over, drainer sink, tiled flooring and splash back, part glazed door leading to utility room.

Utility Room

8' 6" x 11' 8" (2.59m x 3.56m)
Double glazed windows, part glazed door opening to garden, wooden worksurface, cupboard housing space and plumbing for washing machine and tumble dryer, door leading to cloakroom (WC and wash hand basin), tiled flooring.

Bedroom One

11' 1" Max x 11' 5" (3.38m Max x 3.48m)
Situated on the ground floor. UPVC double glazed window to rear, radiator, ceiling light point.

Bathroom

Situated on the ground floor. UPVC double glazed opaque window, walk-in shower, low level WC, wash hand basin, tiled flooring and splashbacks.

Landing

Stairs from ground floor, spot lighting

Bedroom Two

17' 4" x 22' (5.28m x 6.71m)
Dual aspect UPVC double glazed windows, walk in wardrobe, eaves storage with ample storage space and wall mounted combi boiler, ceiling light point, radiator

Bedroom Three

8' 5" x 18' 3" (2.57m x 5.56m)
UPVC double glazed window to front, eaves storage with ample storage space, radiator, ceiling light point

Shower Room

Shower cubicle with electric shower, low level WC, wash hand basin, part tiled walls, vinyl flooring, heated towel rail, spot lighting, extractor fan

Front Garden

Driveway parking, laid to lawn, outside light, pathway leading to rear garden

Garage

8' 6" x 11' (2.59m x 3.35m)
Up and over garage door, gas and electric meters, consumer unit (PLEASE NOTE - the garage has been split to create a further workshop area, this can be put back to a full garage)

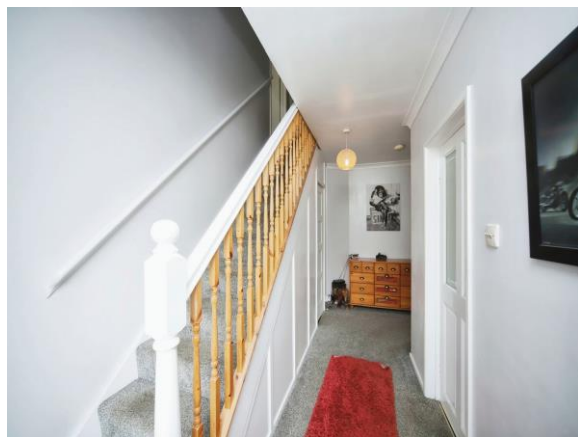
Workshop

8' 7" x 5' 9" (2.62m x 1.75m)
Power and lighting, work bench, timber shelving (PLEASE NOTE - the garage has been split to create this further workshop area, this can be put back to a full garage)

Rear Garden



Enclosed with timber fencing, access from front, laid to lawn with decked and paved seating areas, summer house, timber shed



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welcome to

West Close, Axminster

- Detached bungalow
- Council Tax band D
- Spacious and versatile living accommodation
- Master bedroom with walk in wardrobe
- Stones throw from shops and local amenities

Tenure: Freehold EPC Rating: E

£335,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
AXM104417 - 0004

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