



**Dukes Way, Axminster EX13 5QP**

**welcome to**

## **Dukes Way, Axminster**

Offered for sale with NO ONWARDS CHAIN. Detached bungalow situated in a quiet cul-de-sac, within easy access of Town Centre. In need of modernisation, this lovely home offers rear garden, detached garage and driveway parking for several vehicles.

### **Entrance Hallway**

Entered via uPVC double opaque glass glazed door, airing cupboard housing water cylinder along with coat cupboard and further storage cupboard housing boiler, radiator, ceiling light points, access to loft via hatch

### **Cloakroom**

Opaque glass window to front aspect, low level WC, wash hand basin with tiled splash backs, radiator, ceiling light point

### **Lounge**

18' 2" x 13' 1" ( 5.54m x 3.99m )  
Upvc double glazed sliding doors opening to rear garden, radiators, ceiling light points

### **Kitchen**

13' 8" x 8' 7" ( 4.17m x 2.62m )  
Upvc double glazed window overlooking rear garden, Upvc double glazed opaque glass window opening to conservatory, range of wall and base units with worksurface over and tiled splashbacks, integrated fridge with space and plumbing for a range of domestic appliances, one and a half bowl drainer sink, radiator, ceiling light point

### **Conservatory**

7' 6" x 7' 2" ( 2.29m x 2.18m )  
Power and light, access into garden

### **Bedroom One**

9' 9" x 13' 1" ( 2.97m x 3.99m )  
Upvc double glazed full length window to rear aspect, fitted wardrobes, radiator, ceiling light point

### **Bedroom Two**

10' 4" to wardrobe x 10' 8" max ( 3.15m to wardrobe x 3.25m max )

Upvc double glazed window to front aspect, fitted wardrobes, radiator, ceiling light point

### **Bedroom Three**

9' 7" x 9' 5" ( 2.92m x 2.87m )  
Upvc double glazed full length window to front aspect, radiator, ceiling light point

### **Bathroom**

Upvc double glazed opaque glass window to front aspect, bathroom suite comprising of panel bath with shower off taps, vanity unit wash hand basin with hidden cistern WC, ceiling light point, radiator

### **Front Garden**

Laid to lawn with driveway parking for multiple vehicles in tandem with access to garage, gated access to rear garden

### **Rear Garden**

Enclosed rear garden with gated access to front, laid to lawn

### **Garage**

19' 1" x 15' 9" ( 5.82m x 4.80m )  
Access via up and over door from driveway, with further access into rear garden, power and light





***view this property online*** [fox-and-sons.co.uk/Property/AXM104439](https://fox-and-sons.co.uk/Property/AXM104439)



welcome to

## Dukes Way, Axminster

- COUNCIL TAX BAND = D
- IN NEED OF MODERNISATION
- DETACHED GARAGE
- ENCLOSED REAR GARDEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: E

**£325,000**



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](http://www.focalagent.com)

**view this property online** [fox-and-sons.co.uk/Property/AXM104439](http://fox-and-sons.co.uk/Property/AXM104439)



Property Ref:  
AXM104439 - 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](http://fox-and-sons.co.uk)