



**Mill View Gardens, Axminster EX13 5QW**

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## **Mill View Gardens, Axminster**

Fox & Sons are delighted to bring to the market this extremely well presented, spacious detached bungalow in a secluded position, only a stones throw from the town.

### **Front Garden**

Low maintenance garden with decorative gravel and conifers, remote controlled electric awning, power point, driveway with double gates leading to further parking at rear of the property

### **Entrance Porch**

Entered via uPVC double glazed door, uPVC double glazed window to front aspect

### **Entrance Hallway**

Entered via uPVC double glazed door, two good sized storage cupboards to include cupboard with water tank and controls for underfloor heating, along with airing cupboard housing boiler with ample storage space

### **Lounge**

13' 6" x 15' 11" ( 4.11m x 4.85m )

uPVC double glazed window to front aspect, ceiling light point, sky connection point, open archway leading to kitchen diner

Please Note - the archway to the kitchen diner can have the double doors re-instated to create a separate living space

### **Kitchen**

14' 6" x 23' 1" ( 4.42m x 7.04m )

uPVC double glazed sliding doors to rear garden, uPVC double glazed door leading to side porch, modern kitchen comprising of a range of wall and base units with custom made quartz worksurface over extending to splashbacks, complementing kitchen island with further storage, integrated appliances to include, steam oven and separate fan oven with grill, microwave and combination oven, upright fridge freezer, washing machine and dishwasher and induction hob with Faber ceiling extractor, spotlighting

### **Side Porch**

uPVC double glazed heat reflective glass porch providing access to gated parking area, carport and rear garden

### **Bedroom One**

13' 10" x 14' 1" ( 4.22m x 4.29m )

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

### **En-Suite**

uPVC double glazed opaque window to side aspect, walk-in shower, low level W.C, vanity unit, spotlights

### **Bedroom Two**

11' 5" x 11' 5" ( 3.48m x 3.48m )

uPVC double glazed window to rear aspect, fitted wardrobes, ceiling light point

### **Bedroom Three**

9' 4" x 11' 3" ( 2.84m x 3.43m )

uPVC double glazed window to rear aspect, ceiling light point

### **Bathroom**

uPVC double glazed opaque window to side aspect, panel bath, low level W.C, vanity unit, spotlights

### **Second Reception Room**

9' 3" x 17' 1" ( 2.82m x 5.21m )

uPVC double glazed window to side aspect, ceiling light points

Please note - this room is currently used as a home office and craft room, however would create the ideal hobby or play room

### **Rear Garden**







Private enclosed garden, laid to lawn, power point and outside tap, raised plant beds, range of established plants and shrubs, vegetable garden and summerhouse

### **Car Port/Storage Shed**

10' 6" x 15' 10" ( 3.20m x 4.83m )

Accessed via double gates from front, timber car port incorporating storage shed with power and lighting, additional parking area for several vehicles to front, access to garden. gated entrance to further storage to side of side port



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## **Mill View Gardens, Axminster**

- IMMACULATELY PRESENTED DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- COUNCIL TAX BAND E
- GENEROUS PRETTY GARDENS
- AMPLE OFF STREET PARKING

Tenure: Freehold EPC Rating: C

# **£475,000**



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