



**Willhayes Park, Axminster EX13 5QW**



**welcome to**

## **Willhayes Park, Axminster**

Fox & Sons are delighted to bring to the market this lovely three bedroom semi-detached home, situated just a stones throw from the centre of the historic market town of Axminster.

### **Entrance Porch**

Entered via uPVC front door with double glazed frosted insert panel, underfloor heating, spotlights

### **Downstairs Cloakroom**

uPVC double glazed frosted high level window to side aspect, underfloor heating, hand wash basin, low level WC, spotlights

### **Inner Hallway**

Stairs rising to first floor, radiator, ceiling light point

### **Lounge**

17' 2" x 11' 9" ( 5.23m x 3.58m )

uPVC double glazed floor to ceiling window to front aspect, understairs storage cupboard, radiators, ceiling light points

### **Kitchen**

15' 2" x 7' 5" ( 4.62m x 2.26m )

uPVC double glazed window to rear aspect overlooking garden, uPVC door with double glazed insert panels leading to garden, range of wall and base units with worktop over and tiled splashback, integrated electric oven with induction hob and cookerhood over, integrated fridge freezer and dishwasher, space and plumbing for washing machine, stainless steel drainer sink, radiator, spotlights

### **Landing**

Built in storage cupboard housing boiler, loft hatch providing access to loft (which is partially boarded with lighting), ceiling light point

### **Master Bedroom**

12' 1" x 8' 8" ( 3.68m x 2.64m )

uPVC double glazed window to front aspect enjoying partial rural views, built in wardrobe,

radiator, ceiling light point

### **Bedroom 2**

8' 7" x 10' 4" ( 2.62m x 3.15m )

uPVC double glazed window to rear aspect overlooking garden, built in wardrobe, radiator, ceiling light point

### **Bedroom 3**

7' 3" x 6' 1" ( 2.21m x 1.85m )

uPVC double glazed window to front aspect enjoying partial rural views, radiator, ceiling light point

### **Bathroom**

uPVC double glazed frosted window to rear aspect, panel bath with shower over and tiled surround, hand wash basin with tiled splashback, low level WC, spotlights

### **Garden**

Accessed from the kitchen this stunning fully enclosed wrap around rear garden features a wall lined wooden decked seating area, raised laid to lawn garden, tiled pathway leading around side of property to side garage door and access gate to front of property, mature hedging, water tap, outdoor power socket

### **Garage**

17' 2" x 8' 2" ( 5.23m x 2.49m )

With up and over garage door, side access door to garden, power and lighting

### **Parking**

Driveway leading to garage





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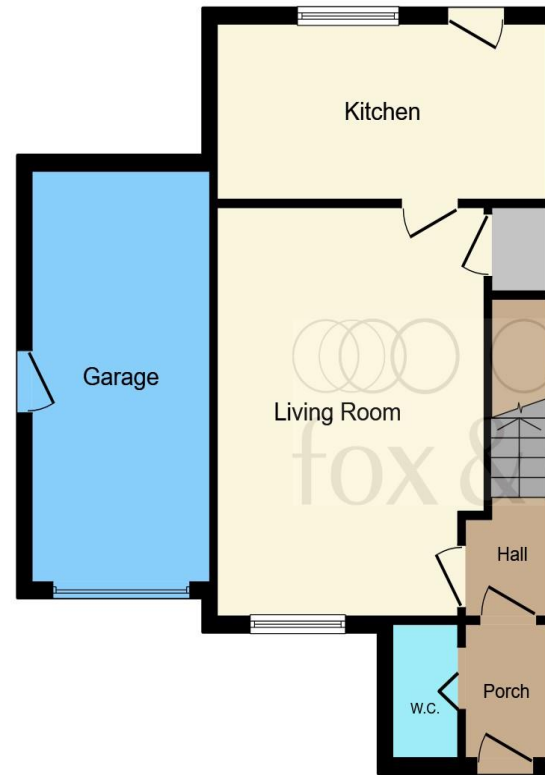
## Willhayes Park, Axminster

- SEMI-DETACHED HOME
- THREE BEDROOMS
- COUNCIL TAX BAND C
- WRAP AROUND REAR GARDEN
- WELL PRESENTED THROUGHOUT

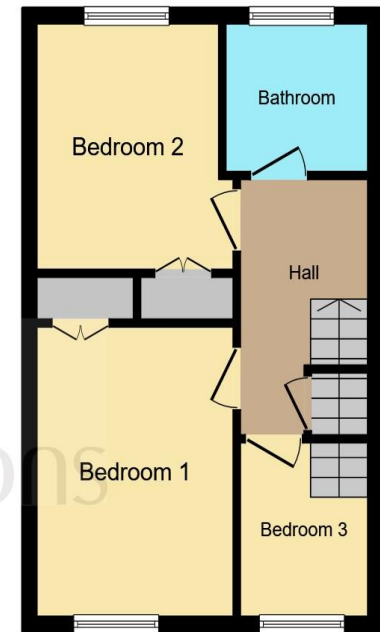
Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£285,000**



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

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