



Ashbrook, Membury, Axminster EX13 7AF

welcome to

Ashbrook, Membury, Axminster

Nestled in a picturesque valley surrounded by the beautiful Devon countryside sits this charming three bedroom detached bungalow, seamlessly combining the perfect blend of comfort, versatility and character.

Front Entrance Porch

Accessed via stone steps rising to front uPVC door with double glazed insert panel, uPVC double glazed window to front and side aspects, ceiling light point

Entrance Hallway

Entered from entrance porch via wooden door with glass panels, radiator, ceiling light point

Lounge

11' 9" max x 19' 1" (3.58m max x 5.82m)
Dual aspect with uPVC double glazed windows to front and side aspects, fully functioning log burner set within a feature surround with tiled hearth, wooden double doors leading through to dining room, radiator, ceiling light point

Dining Room

16' 4" max x 12' 4" max (4.98m max x 3.76m max)
uPVC double glazed double doors leading through to conservatory, uPVC door with opaque double glazed panel to rear porch, radiators, ceiling light point, spotlights

Access to store room through wooden door (with high window to side aspect, space and plumbing for domestic appliance with worktop over, space for fridge/freezer, space for shelves, ceiling light point)

Conservatory

13' 8" x 11' 1" (4.17m x 3.38m)
uPVC double glazed windows on three aspects, double doors to front aspect and double doors to side aspect both leading to patio balcony area, underfloor heating, ceiling light points

Kitchen

10' 8" x 9' 8" (3.25m x 2.95m)

uPVC double glazed window to rear aspect, range of matching wall and base units with worktop over and tiled splashback, integrated eye level electric double oven, integrated electric hob with cooker hood over, integrated fridge, integrated dishwasher, space and plumbing for washing machine, stainless steel drainer sink, radiator, spotlights

Inner Hallway

Built in airing cupboard housing hot water tank, built in storage cupboard, loft hatch (providing access to partially boarded loft space with lighting), radiator, ceiling light point

Master Bedroom

12' 7" max x 10' 5" max (3.84m max x 3.17m max)
uPVC double glazed window to front aspect, door through to walk through wardrobe area and en-suite shower room, radiator, ceiling light point

En-Suite

uPVC opaque double glazed window to rear aspect, walk in shower, hand wash basin, low level WC, part tiled walls, electric radiator, ceiling light point

Bedroom 2

10' 9" x 10' 8" (3.28m x 3.25m)
uPVC double glazed window to rear aspect, built in wardrobes, over bed storage and dressing table, radiator, ceiling light point

Bedroom 3

9' 5" max x 10' 8" max (2.87m max x 3.25m max)
uPVC double glazed window to front aspect, built in over bed storage and dressing table, door leading to entrance hallway, radiator, ceiling light point

En-Suite

Walk in shower, hand wash basin, low level WC, part





tilled walls, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, free standing roll top bath, vanity sink unit, low level WC, part tiled walls, electric radiator, radiator, spotlights

Rear Porch

uPVC door with double glazed insert panel leading to garden, uPVC double glazed window to side aspect

Garage

14' 8" x 14' 9" (4.47m x 4.50m)

Accessed via up and over garage door, window and door to side aspect, power and lighting

Wrap Around Garden

The bungalow sits within a beautiful plot, boasting a wrap around tiered garden with paved walkways, offering laid to lawn and patio areas, and featuring a variety of well maintained and established trees (including two apple trees), flora and fauna, ponds and two small peaceful streams running through (one with a pretty bridge over). There are numerous outbuildings (including a greenhouse, shed and timber store), and a patio balcony accessed from the conservatory/steps from the garden.

Further benefiting from a gated private sweeping driveway with parking for two vehicles.



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welcome to

Ashbrook, Membury, Axminster

- DETACHED THREE BEDROOM BUNGALOW
- BEAUTIFUL RURAL LOCATION
- COUNCIL TAX BAND E
- SPACIOUS & BRIGHT CONSERVATORY WITH UNDERFLOOR HEATING
- DELIGHTFUL WRAP AROUND GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£500,000



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