



Woodbury Park, Axminster EX13 5RB

welcome to

Woodbury Park, Axminster

Fox & Sons are delighted to bring to the market this well presented three bedroom end of terrace home, conveniently located on the outskirts of the historic market town of Axminster.

Entrance Hallway

Paved path bordered by laid to lawn areas leading to steps up to porch covered uPVC front door with stained glass insert panel and outside light, uPVC opaque double glazed floor to ceiling window to side of door, radiator, ceiling light point, stairs rising to first floor

Lounge

24' 4" max x 10' 8" max (7.42m max x 3.25m max)
uPVC double glazed window to front aspect overlooking lawned area to front of property, electric fire set within brick surround with wooden mantel over, radiator, ceiling light points x 2, open double doorway leading through to dining area

Kitchen/Diner

16' 1" max x 15' 5" max (4.90m max x 4.70m max)
Double glazed windows x 2 to rear aspect overlooking garden, uPVC door with opaque double glazed insert panel to side aspect leading to rear garden, range of wall and base units with worktop over and tiled splashback, integrated electric mid height oven and grill, electric hob with cooker hood over, stainless steel drainer sink, space for a range of under counter domestic appliances, radiator, ceiling light points x 2, spotlights (in main kitchen area)

Landing

Loft hatch providing access to boarded and insulated loft with lighting, ceiling light point

Master Bedroom

13' 1" max x 8' 3" max (3.99m max x 2.51m max)
uPVC double glazed window to front aspect with views to hills beyond, built in mirrored wardrobes, built in cupboard housing boiler, radiator, ceiling light point

Bedroom 2

11' max x 10' 9" max (3.35m max x 3.28m max)
uPVC double glazed window to rear aspect, built in cupboard, radiator, ceiling light point

Bedroom 3

9' 8" max x 6' 8" max (2.95m max x 2.03m max)
uPVC double glazed window to front aspect with views to hills beyond, storage space over stairs, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, panel bath with shower over and tiled surround, hand wash basin, low level WC, radiator. ceiling light points x 2

Rear Garden

Timber fence enclosed rear garden, laid to lawn area bordered by raised flowerbeds with established plants, timber shed with power supply, raised paved patio area, paved path running along side of property providing access to front via timber gate, timber gate to rear of garden leading to garage, outside water supply and light

Parking

On road parking

Garage

In a separate garage block with up and over door





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welcome to

Woodbury Park, Axminster

- END TERRACE FAMILY HOME
- THREE BEDROOMS
- COUNCIL TAX BAND B
- OPEN PLAN KITCHEN/DINER
- PRETTY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



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

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Property Ref:
AXM104805 - 0002

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