



Dukes Way, Axminster EX13 5QP

welcome to

Dukes Way, Axminster

Immaculately presented detached bungalow nestled in a quiet cul-de-sac. Set in a pleasant spot offering beautiful gardens to the rear and side, solar panels, garage and driveway parking. The property has been lovingly maintained and improved by the current owners.

Entrance Hallway

Entered via uPVC door with opaque glass panel inserts, access to loft via hatch (loft with ladder, extra insulation and majority boarded) ample storage with coat cupboard, storage cupboard and airing cupboard housing combi boiler (fitted 2021) radiator, ceiling light points

Cloakroom

uPVC double glazed window to front aspect, low level WC, wash hand basin, spot lighting

Lounge

18' 1" x 13' 9" (5.51m x 4.19m)
uPVC double glazed sliding doors opening to rear garden, electric feature fire and surround, radiator, ceiling light point

Kitchen

13' 6" x 8' 7" (4.11m x 2.62m)
uPVC double glazed window and stable door opening to garden, full range of wall and base units with worksurface over and splashbacks, space and plumbing for washing machine and upright fridge freezer, integrated appliances to include eye level double oven, electric hob with cooker hood over and dishwasher, drainer sink with mixer taps, radiator, spot lighting

Bedroom One

13' 1" x 9' 9" (3.99m x 2.97m)
uPVC double glazed window to rear aspect, fitted double wardrobe with mirrored sliding door, radiator, ceiling light point

Bedroom Two

12' 5" max x 10' 8" max (3.78m max x 3.25m max)
uPVC double glazed window to front aspect, radiator, ceiling light point

Bedroom Three

9' 5" x 9' (2.87m x 2.74m)
uPVC double glazed window to front aspect, radiator, ceiling light

Bathroom

uPVC double glazed opaque glass window to front aspect, corner shower cubicle, wash hand basin WC vanity unity, extractor fan, spot lighting, heated towel rail

Front Garden

Driveway parking to front of garage, laid to lawn with a range of mature plants and tree's, gated access to rear garden

Rear Garden

Enclosed with timber fencing, gated access to front of property, laid to lawn with a range of flower beds offering a variety of flowers, plants and trees, feature pond with water feature, summer house, timber shed and greenhouse all benefiting from power

Garage

16' 2" x 8' 6" (4.93m x 2.59m)
Accessed via electric roller door to front with Upvc double glazed door leading to garden from rear, power and lighting , two 5.2KW batteries and inverter for solar panels





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- COUNCIL TAX BAND = D
- NUMBER OF IMPROVEMENTS IN RECENT YEARS
- PRETTY GARDEN TO FRONT, REAR AND SIDE
- DETACHED BUNGALOW
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£340,000



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