



**Dragons Mead, AXMINSTER EX13 5JY**





**welcome to**

## **Dragons Mead, AXMINSTER**

Beautifully presented 2/3 bedroom bungalow situated in the ever-popular Dragons Mead on the outskirts of the historic market town of Axminster. This nicely presented home offers a number of benefits including established gardens to front and rear, studio/workshop, driveway parking.

### **Entrance Porch**

Entered via Upvc double glazed double doors, Upvc double glazed windows to front and side aspects, wall lighting, secondary wooden door with glass inserts leading through to:

### **Entrance Hallway**

Built-in storage cupboard, exposed wooden floorboards, access to loft space via hatch, ceiling light point, doors leading to principle rooms

### **Lounge**

14' 8" x 14' ( 4.47m x 4.27m )

Upvc double glazed windows to front and side aspects, log burner with tiled hearth and wooden mantle, built in book shelving and storage into alcoves, exposed floorboards, 'Herschel' infra-red heating panels, ceiling light point

### **Dining Room / Bedroom Three**

9' 7" x 8' ( 2.92m x 2.44m )

Upvc double glazed window to front aspect, exposed floor boards, 'Herschel' infrared mirrored heating panel, ceiling light point

### **Kitchen**

13' 10" x 12' 10" ( 4.22m x 3.91m )

Upvc double glazed window to rear aspect, wooden door with opaque glass inserts, range of wall and base units with wooden worksurface over and tiled splashbacks, inset sink, space and plumbing for a range of domestic appliances, tiled flooring, spot lighting

### **Rear Porch**

10' 5" x 4' 4" ( 3.17m x 1.32m )

Upvc double glazed doors opening to front and rear, wall lighting

### **Bedroom One**

14' 1" x 10' 4" ( 4.29m x 3.15m )

Upvc double glazed windows to rear and side aspects, range of built-in wardrobes and bedroom furniture, 'Herschel' infrared heating panels, exposed floorboards, ceiling light point

### **Bedroom Two**

12' 4" x 10' 11" ( 3.76m x 3.33m )

Upvc double glazed window to rear aspect, 'Herschel' infrared heating panels, exposed floorboards, ceiling light point

### **Shower Room**

Upvc double glazed opaque glass window to side aspect, walk-in double shower, wash hand basin vanity unit, hidden cistern low level WC, 'Herschel' infrared heated towel rail, tiled flooring and part tiled walls, ceiling light point

### **Studio/workshop**

20' 1" x 7' 7" ( 6.12m x 2.31m )

Wooden double doors opening to driveway, wooden door opening to garden, Upvc double glazed windows to side aspect, sky lights, ceiling light points, 10 KW battery for solar panels

### **Front Garden**

Stone wall and timber fence borders, driveway parking, range of established flower beds with a range of fruit trees and herbs, EV charging point

### **Rear Garden**

Enclosed with timber fencing, mainly laid to lawn with patio seating area, range of flower beds with mature trees, plants and shrubs, pond, countryside views to the rear.

**'herschel Infrared Heating'**



Infrared heating is a new technology which is 100% energy efficient and works by converting electricity into radiant heat. This is the same heat that we feel from an environment warmed by the sun. For more information, please call Fox and Sons



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## Dragons Mead, AXMINSTER

- Council Tax Band = D
- NO ONWARD CHAIN
- Gardens to front and rear
- Driveway Parking
- Eco friendly with infra-red heating system, solar panels, 10kWh battery and EV charging

Tenure: Freehold EPC Rating: F

offers over

**£350,000**



Total floor area 107.0 sq.m. (1,152 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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