



An extended end terrace family home with 3 bedrooms, a useful attic room, enclosed rear garden and off road parking situated in the popular Woodbury Park area of Axminster.

Guide Price £275,000

18 Woodbury Park, Axminster, Devon, EX13 5QZ

FORTNAM
SMITH & BANWELL

- *END TERRACE HOUSE**
- *3 BEDROOMS & ATTIC ROOM**
- *SPACIOUS ACCOMMODATION**
- *SHOWER ROOM & BATHROOM**
- *GAS C/H & UPVC D/G**

Situated in an elevated cul de sac position on Woodbury Park, with views over the town is this well presented and spacious family home. A recently installed UPVC double glazed front entrance door with a decorative leaded glass panel and obscure glazed side screen opens to the entrance hall fitted with oak laminate flooring. A staircase with useful storage below rises to the first floor. The kitchen and utility area is fitted with a comprehensive range of grey painted cupboards and drawers with matching wall cupboards.

Integrated appliances include a stainless steel gas hob, extractor hood and oven and a concealed fridge. Additional appliance spaces provide room for a washing machine, tumble dryer and freezer. A wall mounted gas combination boiler supplies the central heating and hot water. Off the kitchen is a modern fully tiled shower room. The living room with a fireplace and views over the front garden towards the town extends through to a dining area with patio doors opening to the rear garden.

Upstairs the principal bedroom with a built in wardrobe has lovely far reaching views over the town. There is a second double bedroom with a built in wardrobe and a third small bedroom.

The bathroom has been replaced by the current owners with a modern white suite comprising W.C., vanity unit with sink, baths and separate corner shower. From the landing stairs rise to a useful attic room with Velux windows and eaves storage.

Externally the property benefits from off road parking with a driveway providing space for three vehicles. There are gardens to the front and rear. The front garden is lawned with a pathway extending to a pedestrian side gate to the rear. The enclosed rear garden comprises lawn with gravel and raised bed borders and a paved patio terrace.

Council Tax Band C
EPC Rating D

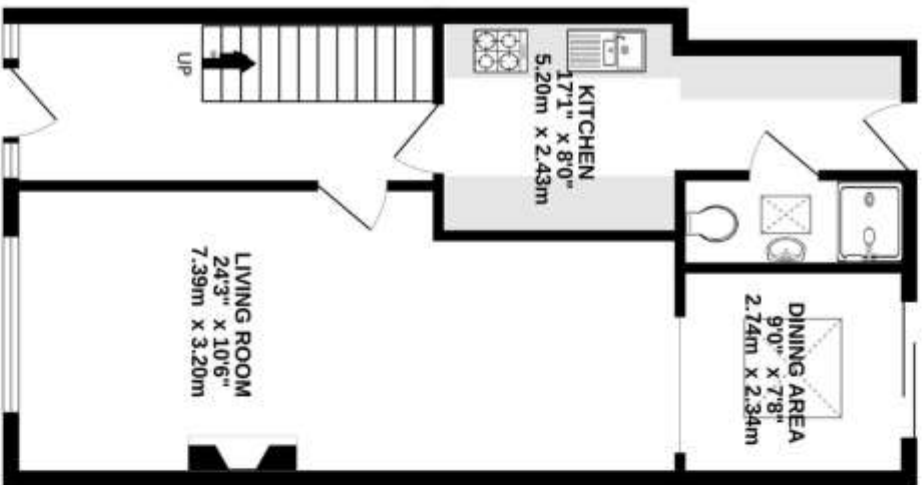


SERVICES

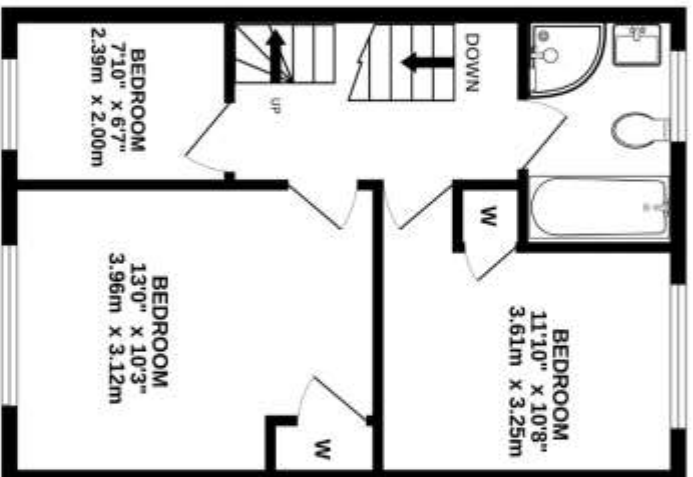
Electricity, mains gas, water and drainage.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

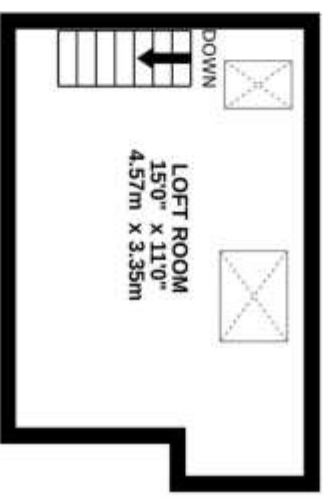
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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