



Symonds
& Sampson

14 Woodcock Way

Chardstock, Axminster, Devon

14 Woodcock Way

Chardstock
Axminster
EX13 7SY

A very well appointed three bedroom bungalow set in a favoured residential cul-de sac just off the village centre of Chardstock. No onward chain.



- Modern detached bungalow
 - Three bedrooms
 - Remodelled shower room
- Single garage with electric door
 - Attractive gardens
 - Gas fired central heating
- Extensive UPVC double glazing
 - Central village location
 - No onward chain

Guide Price £350,000

Freehold

Axminster Sales
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THE PROPERTY

This traditionally constructed bungalow was built by national developers Redrow Homes during the mid 1990's. In more recent times the property has had several upgrades including extensive upvc double glazed windows and doors, remodelled bathroom and a replacement gas fired central heating boiler. The solar panels (on a feed in tariff) provide a better than average EPC rating for those concerned with rising utility costs. The property is approached from the driveway with a pathway running along the side of the bungalow to the main entrance. There is a central hallway providing access to all principal rooms, as well as useful storage/linen cupboards and hatch to the loft space. The main reception room overlooks the rear garden with sliding patio doors and a fire surround with inset electric fire. The kitchen features a wide range of units, plenty of work surfacing and an integrated oven, hob and cooker hood. Space for additional white goods, attractive tiled flooring and a double glazed stable door which opens onto the side passage way. There are three bedrooms, two of which include fitted wardrobes and a separate cloakroom to the guest bedroom. The former bathroom now comprises a spacious wet room featuring walk in shower, full tiled walls and a white two piece suite.

OUTSIDE

To the front of the property is a private brick paved

driveway and parking area which in turn leads to the garage. Lawned garden, mature shrubs and gated side access. To the rear of the bungalow is a full enclosed garden with paved seating area, water feature and a few steps up to the main area of garden. Outside water supply and power point.

GARAGE

Electric up and over door. Light and power connected. Eaves space.

SITUATION

14 Woodcock Way sits centrally within the East Devon village of Chardstock and in walking distance of local amenities. These include a community run post office/stores, parish church and village hall. Chardstock also offers many social clubs, bowls green and cricket club. The adjoining village of Tytherleigh includes a farm shop and The Tytherleigh Arms, renowned for its quality cuisine. The village is situated midway between Axminster and Chard both of which offer a good range of amenities, independent shops, chain stores and supermarkets. Axminster also has a mainline railway station on the Exeter to Waterloo line. The area around the village is popular for walking and riding. The Jurassic heritage coast at Lyme Regis and Seaton is some 10 miles to the south.

DIRECTIONS

What3words
///quack.painter.named

SERVICES

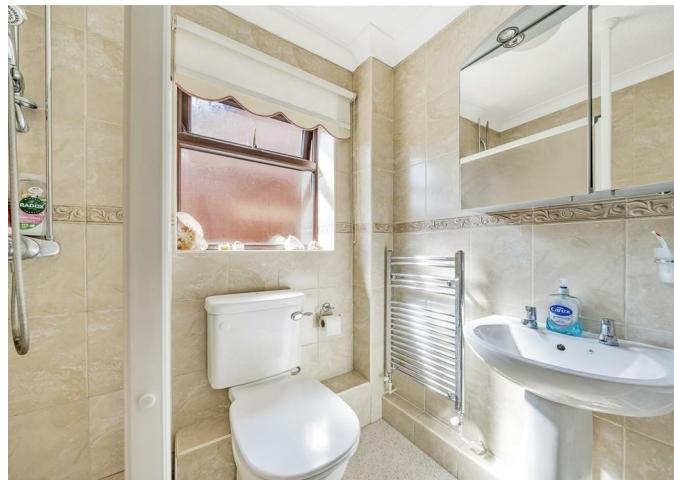
All mains services connected.
Broadband : Superfast available
Mobile Network Coverage : Likely outside, Limited inside.
Source : Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council. 01404 515616
Council Tax Band D.

AGENT'S NOTE

At the time of the EPC production the property had cavity wall insulation. This is in the process of being removed. The property is located within Flood Zone 1, an area with low probability of flooding.



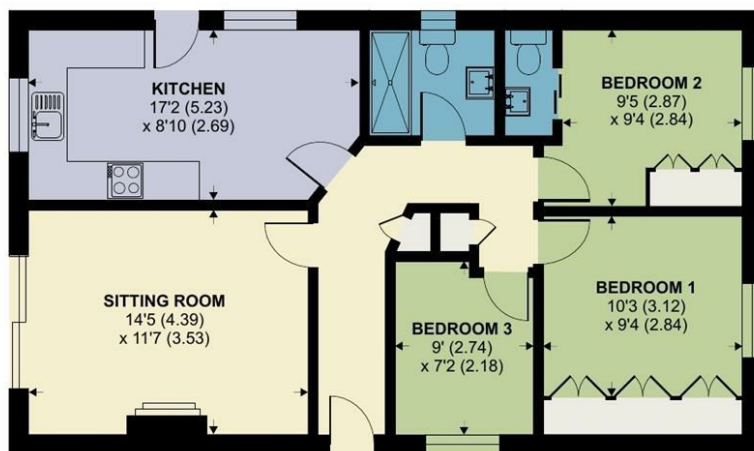
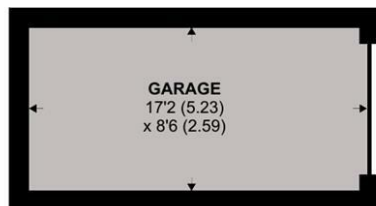
Woodcock Way, Chardstock, Axminster

Approximate Area = 777 sq ft / 72.2 sq m

Garage = 145 sq ft / 13.5 sq m

Total = 922 sq ft / 85.7 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntichecom 2024. Produced for Symonds & Sampson. REF: 1139199



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Axm/RIS/1.25



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