

Symonds
& Sampson

74 Willhayes Park

Axminster, Devon

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Axminster
Devon EX13 5QW

A very well presented two bedroom bungalow occupying a corner plot with modern conservatory, private gardens and garage with driveway.



- Low maintenance bungalow
 - Close to town
- Decorated to a good standard
 - Modern shower room
 - Gas fired central heating
 - Attractive enclosed garden

Guide Price **£240,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This 1970's semi detached bungalow is welcomed to the market in excellent condition and is well placed for Axminster town and its facilities. The bungalow has been updated in recent years and features many low maintenance features including upvc rainwater goods, modern gas fired boiler installed in 2020, and replacement windows and doors. There is also the addition of a smart double glazed conservatory adjoining the kitchen and built in wardrobes to both bedrooms.

ACCOMMODATION

From the main entrance hallway there is access to the principal rooms as well as a good size linen cupboard and access to the loft space. The main reception room is located to the front aspect with an electric fire and surround as the main focal point. The kitchen features a range of white units with space for appliances and doorway leading through to the modern double glazed conservatory. Both bedrooms (one single & one double) include built in double wardrobes and the bathroom has been replaced by a smart shower room with large shower enclosure, white sanitary ware, and extensive tiling. Overall, the property is beautifully presented.

OUTSIDE

To the front of the bungalow is a lawned garden with

established shrubs which sweeps around the western elevation with pathway to the main entrance and continues to the driveway and garage. The rear garden offers a good degree of privacy with a walled patio seating area, mature shrubs and a small area of lawned garden with shed and outside tap. Pedestrian access to the garage from the garden.

SITUATION

The property is in a most convenient position only some half a mile from the centre of Axminster, being close to the main entrance into Willhayes Park. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of independent and national retailers including two supermarkets, schooling and train station on the direct line to London Waterloo and Exeter.

DIRECTIONS

What3Words

///dorm.cheered.according

SERVICES

Mains electric, gas water and drainage.

Broadband : Superfast available

Mobile Network Coverage : Limited indoors, likely outdoors.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council, Tel : 01404 515616

Council Tax Band : C

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea.





Willhayes Park, Axminster

Approximate Area = 624 sq ft / 58 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 769 sq ft / 71.4 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Total energy efficient - lower running costs	Current Potential
A (91-100)	84
B (81-90)	
C (69-80)	
D (55-68)	62
E (49-54)	
F (39-48)	
G (31-38)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1313479



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01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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