



**DERBYSHIRE'S**  
— *Village and Country* —

6 Waggs Plot, Colston, Axminster, EX13 7NG

Available with no onward chain- A stunning, extended, family home offering generous living space and set in a substantial plot with country views. The house comprises: Entrance porch, kitchen/breakfast room, utility, WC, dining room/snug, sitting room, master bedroom with ensuite, 3 further bedrooms, family bathroom, front and rear gardens, private drive and a substantial garage/barn.

Waggs Plot is situated between the popular towns of Chard and Axminster but enjoys unspoilt country views. Chard and Axminster have a good range of day to day shopping facilities. Axminster has a mainline train service to London Waterloo and the Jurassic Coast is just 8 miles away.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	<b>England &amp; Wales</b>
		77	EU Directive 2002/91/EC

- AVAILABLE WITH NO ONWARD CHAIN
- AN SUPERB EXTENDED AND RENOVATED FAMILY HOME
- GENEROUS PLOT WITH GARAGE/BARN AND PRIVATE DRIVEWAY
  - 4 BEDROOMS
  - 2 BATHROOMS
  - 2 RECEPTION ROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
  - GAS CENTRAL HEATING EDDC
- FRONT AND REAR GARDENS, PONY STABLE.
  - EDDC RESTRICTION APPLIES

6 Waggs Plot, Colston, Axminster, EX13 7NG  
Offers In Excess Of £475,000

### **TO THE FRONT**

Double iron gates lead off the lane into a private driveway. Further gates to the side of the house lead to the purpose built garage/workshop. The front garden is laid to lawn with hedgerow border and views over the valley beyond.

### **ENTRANCE PORCH**

Door to front, built in storage and bench seating.

### **KITCHEN/BREAKFAST ROOM**

*21'11" x 16'4" (6.7m x 5m)*

Windows to the front and side, double doors out to the rear garden, a recently fitted kitchen with a good range of wall and base storage units, space for a range cooker with hood over, integral dishwasher, 2 bowl ceramic sink with drainer and mixer tap, kitchen island with further storage, TV point, space for an American style fridge/freezer, underfloor heating.

### **DINING ROOM/SNUG**

*21'11" x 18'4" (6.69m x 5.6m)*

An inviting snug with fireplace and woodburning stove leads into a conservatory dining area with bags of natural light and country views. Exposed floorboards, built in shelving, stairs to the 1st floor with understairs cupboard, TV point, 1 x radiator.

### **SITTING ROOM**

*18'4" x 18'0" (5.6m x 5.49m)*

Doors and window to the rear, double doors through to the dining room, built in cupboard, 1 x radiator.

### **UTILITY**

Wall and base storage units, plumbing and space for a washing machine and tumble dryer, 1 x radiator.

### **WC**

Window to the side, WC, pedestal basin, heated towel rail.

### **FIRST FLOOR LANDING**

Hatch to the loft space.

### **BEDROOM 1**

*16'8" x 13'5" (5.1m x 4.1m)*

Window to the front, 1 x radiator.

### **ENSUITE**

Window to the side, shower cubicle, WC, pedestal basin, heated towel rail, extractor fan.

### **BEDROOM 2**

*13'9" x 12'1" (4.2m x 3.7m)*

Window to the front, built in wardrobe, exposed floorboards, further storage, 1 x radiator.

### **BEDROOM 3**

*13'1" x 9'2" (4m x 2.8m)*

Window to the rear, built in wardrobes, 1 x radiator.

### **BEDROOM 4**

*9'10" x 7'6" (3m x 2.3m)*

Window to the rear, 1 x radiator.

### **BATHROOM**

Window to the rear, fully tiled, shower cubicle, bath, WC, basin and a heated towel rail.

### **GARAGE/BARN**

*25'3" x 19'0" (7.7m x 5.8m)*

A superb purpose built barn with scope for a number of uses and accessed through wide double gates to the side of the house. Power and lighting, windows to the side and rear and electric roller door to the front.

### **REAR GARDEN**

The rear garden is a real gem and the perfect amount of space for a family. A spacious patio leads out from the rear of the house with raised flower beds leading up to the generous flat lawn. To the rear of the garden is a pony stable with mini yard and a compost area.

### **LOCAL AUTHORITY**

East Devon Council - Band D

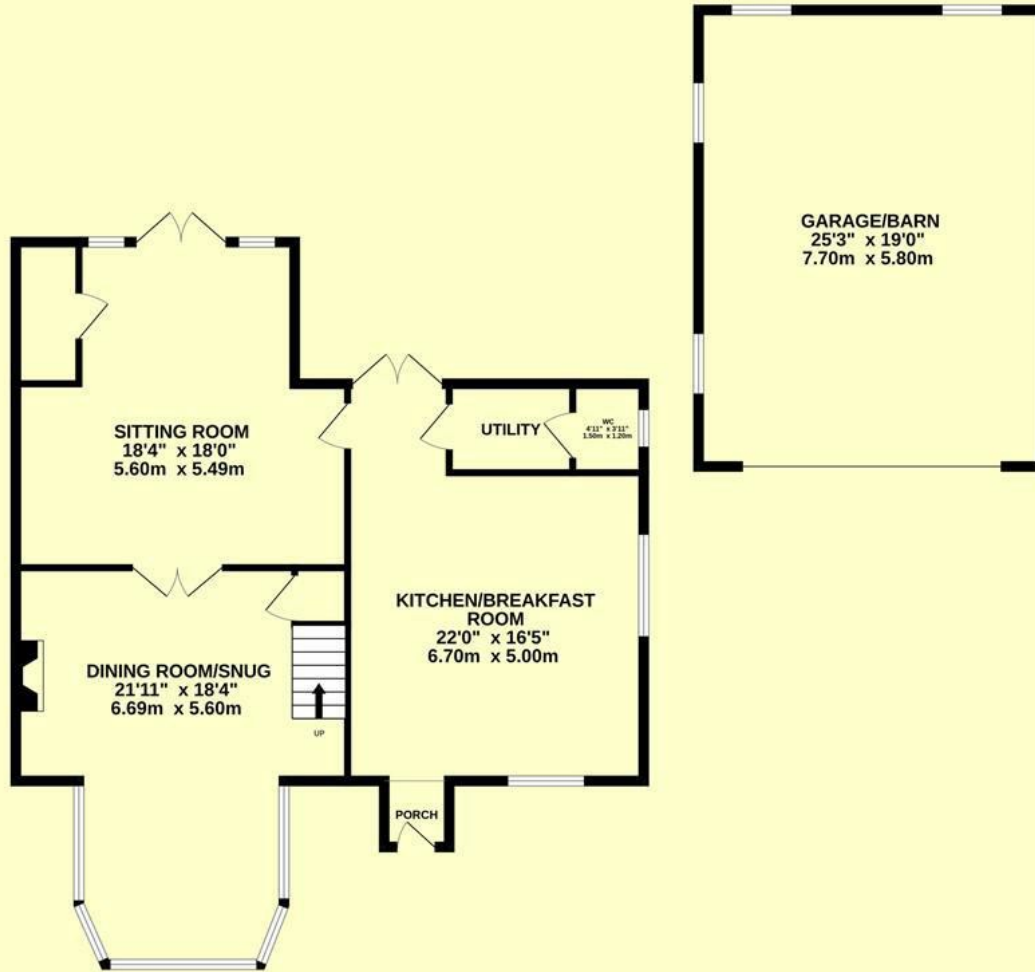
### **SERVICES**

Mains gas, electricity, water and drainage are connected to the house.

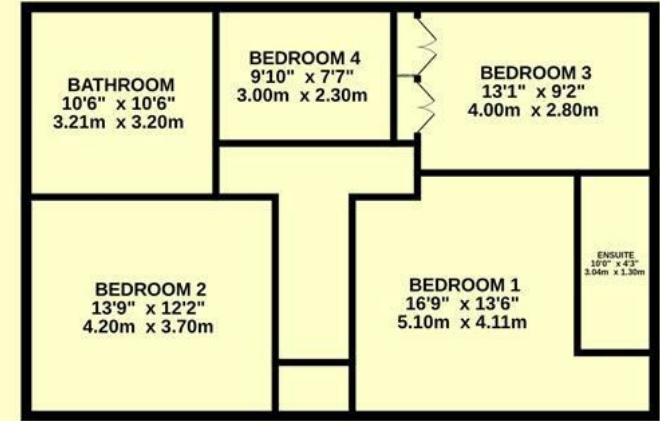
### **AGENTS NOTE**

There is an EDDC (East Devon District Council) Covenant on the house which states it can only be sold to someone who has either lived or worked in East Devon for the three years prior to purchase.

GROUND FLOOR  
1485 sq.ft. (138.0 sq.m.) approx.



1ST FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 2273 sq.ft. (211.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**Directions -**  
From Chard take the A358 towards Axminster. Continue through Tytherleigh and out the other side. After approx. 1 mile take the 2nd left turn signed Waggs Plot. Continue down this lane and the house can be found on the left hand side.





**DERBYSHIRE'S**  
— *Village and Country* —

7, High Street, Chard, Somerset, TA20 1QF  
[www.derbyshires.net](http://www.derbyshires.net) 01460 63600