

43 Willhayes Park

Axminster, Devon

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Axminster
Devon EX13 5QW

A detached bungalow with a driveway and garage coming to the market with the benefit of No Onward Chain.



- Detached Bungalow
- Gas Central Heating
 - Conservatory
- Garage & Driveway
- No Onward Chain



Guide Price **£280,000**

Freehold

Axminster Sales
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THE PROPERTY

Situated towards the end of the cul-de-sac is this detached two-bedroom bungalow which is located around half a mile from the town centre.

ACCOMMODATION

Built during the 1970's this bungalow forms part of the Willhayes Park development which consists of mainly two and three bedroom houses and bungalows. The property has extensive double-glazed windows and gas fired central heating but is now in need of some general re decorating. There is a central hallway providing access to the loft space, linen cupboard where the boiler is located, and doors to all principal rooms. To the front elevation is a good size sitting room which is fitted with a feature gas fire and a fitted kitchen to the rear. The kitchen includes a range of wall and base units, space for appliances and access to a conservatory which then allows access out into the garden and pedestrian access to the garage. There are two bedrooms with both rooms having the benefit of freestanding wardrobes. The bathroom is fitted with a white suite.

OUTSIDE

To the front of the property is the driveway which leads to the bungalow and garage. The remainder of the garden is laid to lawn with a central path leading to the front door. To

the rear of the bungalow is a delightful established space with a variety of mature shrubs. A small patio area makes for the perfect spot to enjoy your surroundings with steps leading up to the lawn. Pedestrian door to garage.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band C.

SITUATION

The property is in a most convenient position only some half a mile from the centre of Axminster. 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

What3wods
///following.liner.deeds

SERVICES

All mains services connected.
Ultrafast broadband is available.
Mobile network coverage is available in the area. Please refer to Ofcom's website for further details.

MATERIAL INFORMATION

The property is located in an area with a high flood risk. The sale is subject to Probate which is yet to be applied for. The railway line that services Axminster station is to the rear of the property.



Willhayes Park, Axminster

Approximate Area = 660 sq ft / 61.3 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 808 sq ft / 75 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Symonds & Sampson. REF: 1399781



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-91) A			
(69-81) B			
(55-68) C			
(45-54) D		66	75
(35-44) E			
(21-34) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Axm/ACR/20.1.26



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