



59 Cherry Tree Road, Axminster, EX13 5GG

Guide Price £270,000 Freehold

- Three Bedroom Semi-Detached House
- Kitchen/Diner
- Enclosed Garden
- Cloakroom
- Master En-Suite Bedroom
- Single Garage and Driveway Parking
- Lounge
- Family Bathroom

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An immaculately presented modern family home, occupying a pleasant position within a popular residential development and offering well-balanced accommodation ideally suited to a variety of purchasers.

The property is entered via a welcoming entrance hall leading to a bright and comfortable sitting room, featuring a stylish fireplace with attractive surround and a front-facing window which fills the room with natural light. To the rear, the well-appointed kitchen/dining room is fitted with an attractive range of shaker-style units complemented by contemporary work surfaces and integrated cooking appliances. French doors open directly onto the rear garden, creating an excellent space for both everyday family life and entertaining.

The accommodation further benefits from a versatile third bedroom/home office, perfect for those working remotely, together with a well-presented family bathroom fitted with a modern white suite and neutral tiling.

Externally, the property enjoys a landscaped rear garden designed for ease of maintenance. A paved patio provides ample space for outdoor dining and seating, whilst a decorative gravelled garden with mature shrubs, specimen trees, feature bird bath and attractive planting creates a peaceful and private setting. To the front, the property is approached via a driveway providing off-road parking and is complemented by an attractive, neatly maintained frontage with established planting.

Combining modern convenience with stylish presentation throughout, this attractive home offers comfortable and practical living in a sought-after location, with viewing strongly recommended to fully appreciate all that is on offer.



Council Tax Band: C



Entrance Hall

Doors leading to the accommodation with stairs ascending to the first floor.

Cloakroom

Fitted with a contemporary white suite including a low level hand flush WC and a hand wash basin.

Lounge

14'7" x 12'4" (4.47 x 3.76)

A welcoming and beautifully presented sitting room, offering a bright and comfortable space for relaxation and entertaining. A front-facing window allows plenty of natural light to flood the room, whilst a feature fireplace with attractive surround provides a stylish focal point. The room benefits from neutral décor, creating a warm and contemporary feel throughout.

Kitchen Area

8'4" x 9'8" (2.55 x 2.95)

A stylish and well-appointed kitchen/dining room, thoughtfully designed to provide both practical workspace and comfortable dining accommodation. The kitchen is fitted with an attractive range of modern shaker-style wall and base units in a soft pastel finish, complemented by marble-effect work surfaces and contemporary tiled splashbacks. Integrated cooking appliances include a built-in double oven and gas hob, whilst there is further appliance space and plumbing for white goods.

Dining Area

9'8" x 6'11" (2.95 x 2.12)

The dining area offers ample space for a family dining table and enjoys an abundance of natural light from the glazed French doors, which provide direct access to the rear garden, creating an ideal setting for everyday living and entertaining. Finished with wood-effect flooring throughout, the room combines functionality with a bright and welcoming atmosphere.

Landing

Doors leading to the accommodation with a smoke detector and loft access. Further benefiting from a airing cupboard.

Bedroom 1

12'3" x 9'10" (3.75 x 3.02)

A generously proportioned principal bedroom enjoying a bright and airy feel, enhanced by a window overlooking the surrounding neighbourhood. The room offers ample space for a double bed and freestanding furniture, with neutral décor creating a calm and relaxing atmosphere. A door leads directly to the en-suite shower room, providing convenient and private facilities.

En-Suite

A well-appointed en-suite shower room fitted with a modern white suite comprising a corner shower enclosure, low-level WC and pedestal wash hand basin. The room is finished with attractive half-height tiled walls and benefits from a chrome heated towel rail, wall-mounted mirror cabinet and an obscure glazed window providing natural light whilst maintaining privacy. A practical and neatly presented space serving the principal bedroom.

Bedroom 2

9'3" x 8'3" (2.84 x 2.54)

A well-proportioned double bedroom enjoying a bright and inviting atmosphere, enhanced by a window providing plenty of natural light. The room features an attractive floral feature wall, creating a pleasant focal

point, whilst neutral décor and fitted carpeting add to the sense of comfort. Offering ample space for a double bed and accompanying bedroom furniture, this is an ideal guest room, children's bedroom or comfortable additional double bedroom.

Bedroom 3

6'0" x 8'3" (1.85 x 2.54)

A versatile and well-proportioned third bedroom, ideally suited for those working from home or requiring a dedicated hobbies room. The space benefits from a window, allowing plenty of natural light to create a bright and productive environment. There is ample room for a desk, office furniture and storage, with fitted shelving and wardrobes providing excellent organisational space. Currently arranged as a comfortable home office, the room offers flexibility for a variety of uses, including a study, dressing room or occasional bedroom, depending on individual requirements.

Family Bathroom

6'0" x 6'0" (1.83 x 1.84)

A well-presented family bathroom fitted with a contemporary white suite comprising a panel-enclosed bath with shower attachment over, pedestal wash hand basin and low-level WC. Fully tiled walls in neutral tones create a bright and spacious feel, complemented by a decorative border detail and tiled flooring. An obscured window provides natural light whilst maintaining privacy, and a mirrored wall cabinet offers useful storage. The bathroom is both practical and stylish, serving the accommodation with ease.

Outside

The rear garden has been thoughtfully designed to provide an attractive, low-maintenance outdoor space, perfect for both relaxation and entertaining. Immediately adjoining the property is a paved patio area, offering ample space for outdoor dining and seating, with direct access from the kitchen/dining room via French doors.

Beyond the patio, a decorative gravel garden incorporates a winding pathway leading to a charming seating area, complete with ornamental bird bath and attractive feature planting. Well-stocked borders, mature shrubs and established trees provide colour, texture and a good degree of privacy throughout the year. Enclosed by fencing and walling, the garden enjoys a peaceful and secluded feel, creating a delightful setting in which to enjoy the outdoors with minimal upkeep required.

Garage

A single garage with an up and over garage door with parking to the front.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Development Charge: £139.73

Broadband: Full fibre broadband with a full fibre connection is available. For more information go to openreach.com

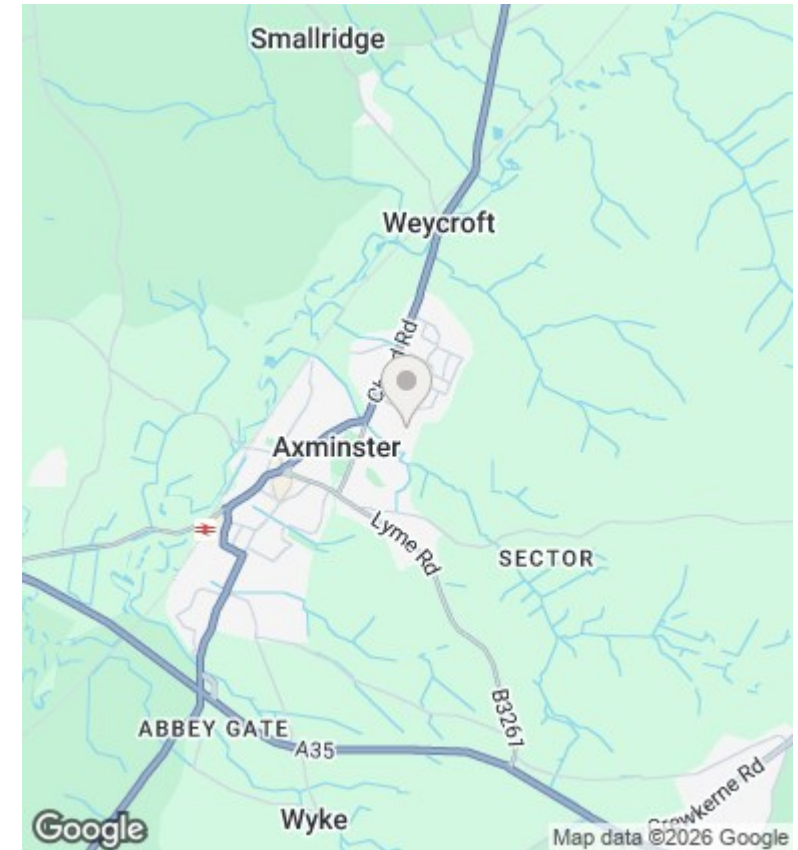
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Utilities: All utilities are mains connected

Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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.
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Directions

what3words: ///partied.gazes.jiggle

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
EU Directive 2002/91/EC		
England & Wales		