



Woodcock Way, Chardstock ,Axminster, EX13 7SY



welcome to

Woodcock Way, Chardstock, Axminster

Fox and Sons are delighted to bring to the market this lovely three bedroom detached bungalow, tucked away at the end of a quiet cul-de-sac and situated in the desirable rural village of Chardstock.

Front Garden

Laid to lawn area with established plants and flowers, to front of property with gravel features, outside light,

Entrance Hallway

Entered via uPVC front door with opaque double glazed inserts, loft hatch, two built in storage cupboards (one housing water tank), radiators, ceiling light point

Lounge/Dining Room

22' 4" max x 15' 8" max (6.81m max x 4.78m max)
Dual aspect L shaped lounge/dining room with uPVC double glazed bay window to front aspect offering views to countryside beyond, uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, gas fireplace set within feature surround, square archway leading through to dining area with doorway through to hallway, radiators, ceiling light points, wall light points

Kitchen

11' 3" x 8' 7" (3.43m x 2.62m)
uPVC double glazed window to front aspect, range of wall and base units with worktop over and tiled splashback, electric oven with gas hob and cooker hood over, stainless steel 1.5 drainer sink, space for two under counter domestic appliances (i.e. fridge and freezer), space for small dining table and dining chairs, radiator, ceiling light point

Utility Room

8' 5" x 5' 1" (2.57m x 1.55m)
uPVC door with opaque double glazed insert panel leading to side of property, uPVC double glazed window to side aspect, wall and base units with worktop over and tiled splashback, stainless steel drainer sink, wall mounted boiler, space for two

under counter domestic appliances (i.e. washing machine and tumble dryer), radiator, ceiling light point

Master Bedroom

13' 2" max x 11' 9" max (4.01m max x 3.58m max)
uPVC double glazed window to rear aspect overlooking garden, radiator, ceiling light points, wall light points

En-Suite Shower Room

Accessed via sliding door, shower cubicle, hand wash basin, low level WC, part tiled walls, radiator, spotlights

Bedroom Two

11' 2" max x 10' 1" max (3.40m max x 3.07m max)
uPVC double glazed window to rear aspect overlooking garden, built in wardrobes, radiator, ceiling light point

Bedroom Three

10' 4" x 7' 5" (3.15m x 2.26m)
uPVC double glazed window to rear aspect overlooking garden, radiator, ceiling light point

Family Bathroom

uPVC opaque double glazed window to side aspect, panel bath, hand wash basin, low level WC, heated towel rail, part tiled walls, ceiling light point

Rear Garden

Timber fence enclosed, patio area with paved pathway leading around each side of property allowing front access, steps up to laid to lawn area, range of established hedging and plants, timber shed, outside light





Garage

17' 3" x 8' 1" (5.26m x 2.46m)

Automatic up and over garage, door to side path,
power and lighting

Parking

Shared driveway



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Woodcock Way, Chardstock, Axminster

- DETACHED THREE BEDROOM BUNGALOW
- NO ONGOING CHAIN
- COUNCIL TAX BAND E
- SPACIOUS LOUNGE/DINING ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£295,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
AXM104767 - 0007

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fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk