



13 Abbey Close, Axminster, EX13 5QU

Guide Price £395,000 Freehold

- Two Bedroom Detached Bungalow
- Conservatory
- Countryside Views
- Lounge
- Shower Room
- Garage
- Kitchen/Diner
- South West Fcning Enclosed Rear Garen
- Driveway Parking

13 Abbey Close, Axminster EX13 5QU

This 2-bedroom detached bungalow is for sale on the edge of Axminster, offering a practical layout in good condition and a convenient location for town amenities and countryside.

Inside, the property features one reception space and a kitchen with dining area, providing a clear division between living and cooking/eating spaces. Both bedrooms are doubles, giving flexibility for use as main bedroom, guest room, or home office. There is one bathroom serving the property.

Outside, the bungalow benefits from a south-west facing garden, allowing good afternoon and evening light, ideal for outdoor seating or planting. A single garage provides useful storage or parking.

Situated on the outskirts of Axminster, the bungalow allows easy access to the town's shops, supermarkets, cafés and local services, as well as the wider East Devon countryside. Axminster has a range of primary and secondary schooling options, along with local parks and green spaces nearby for walking and recreation.



Council Tax Band: D



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Front Porch

An entrance porch with a door leading to the accommodation.

Entrance Hall

Doors leading to the accommodation with loft access and a smoke detector overhead. Further benefiting from a store cupboard housing the fuse box and a airing cupboard.

Lounge

14'11" x 12'5" (4.57m x 3.80m)

With a feature decorative fireplace and a window to the front aspect and radiator.

Kitchen/Diner

12'7" x 18'3" (3.86m x 5.57m)

Fitted with a range of matching wall and base units with work tops over comprising an integrated half fridge and half freezer, a stainless steel sink and drainer with a window to the rear aspect. Continuing round to a cupboard housing the boiler and an electric hob with an oven underneath and an extractor hood above. Further benefiting from a breakfast bar with a range of base units underneath.

Bedroom 1

13'10" x 11'7" (4.22m x 3.54m)

A double bedroom with a window to the front aspect and radiator.

Bedroom 2

9'10" x 11'6" (3.00m x 3.52m)

A double bedroom with a window to the rear aspect, enjoying views of the garden and the fields beyond.

Bathroom

Fitted with a white suite comprising a low level hand flush w.c., a pedestal hand wash basin inset into a vanity unit and a walk-in shower with a wall mounted electric shower and an opaque window to the rear aspect. Further benefiting from a radiator.

Conservatory

11'4" x 13'1" (3.47m x 3.99m)

A uPVC double glazed conservatory that overlooks the rear garden and the field beyond.

Outside

A mostly laid to lawn South West facing enclosed rear garden, bordered by well established and maintained plants and hedges. Featuring a small pond and a raised wooden decked seating area.

Garage

Split into two sections the garage features an up and over single garage door to the front aspect. The rear section features a access door and window to the rear aspect. The garage benefits from power and lighting throughout.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: D

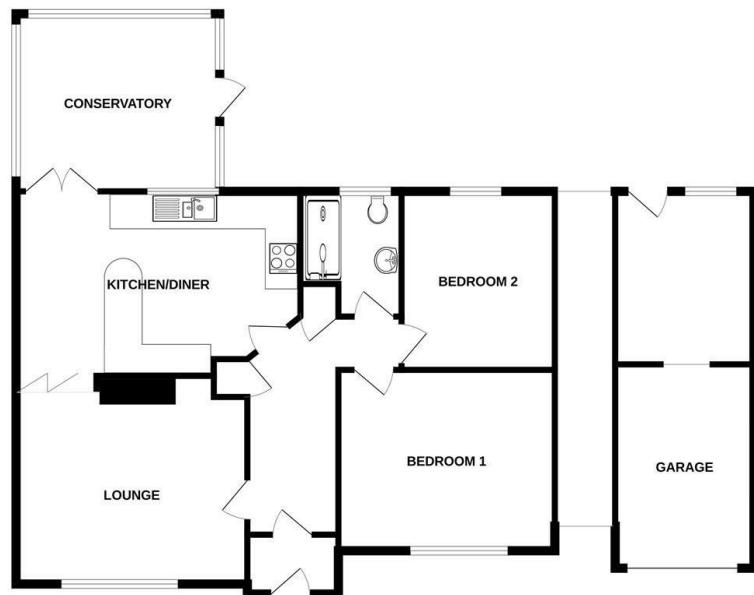
Utilities: Main gas, electric, water and drainage

Broadband: Fibre to cabinet connection is available to order. Please visit openreach.com for more information

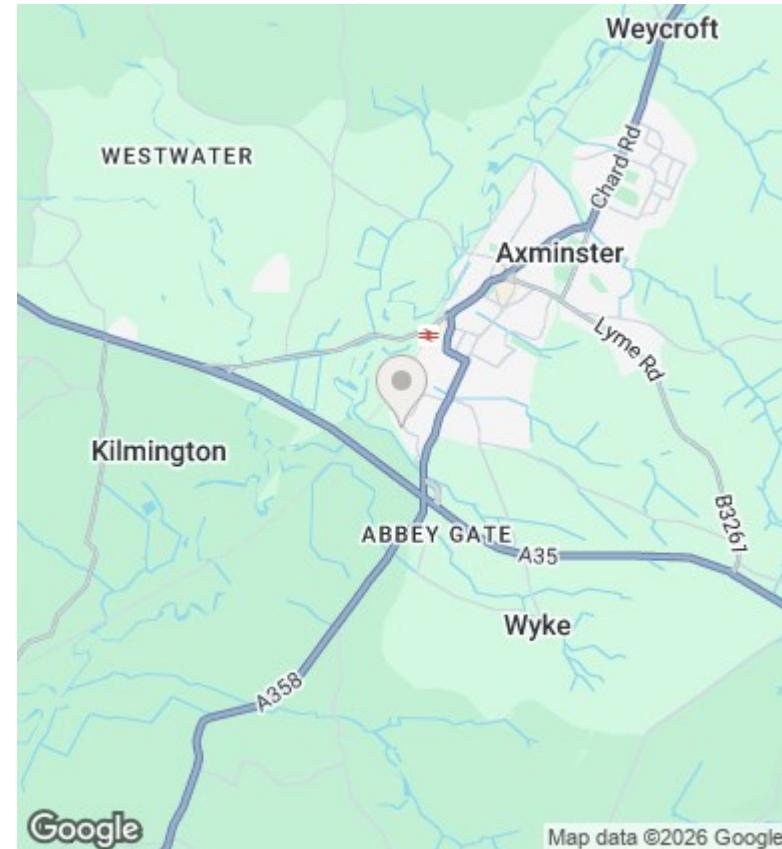
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

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

GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate. We cannot accept responsibility 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 vendor and agent accept no responsibility for any inaccuracies contained in this plan relating to their operability or efficiency can be given.
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Directions

From our office in West Street proceed down towards the roundabout taking the first exit onto King Edward Road. Follow the road and turn right onto Musbury Road and continue to proceed down the hill. Take the next right turning onto Gamberlake, following the road onto Abbey Close, continue straight and take the next left. The property can shortly be found on the right hand side.

Viewings

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

Council Tax Band

D

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