

Symonds
& Sampson



35 Willhayes Park

Axminster, Devon

35 Willhayes Park

Axminster
Devon EX13 5QW

A three bedroom semi detached bungalow with level gardens, garage and driveway.



- Pretty established gardens
 - Garage and driveway
 - Scope for improvement
 - Gas fired central heating
 - Extensive double glazing

Guide Price **£255,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This semi detached bungalow ideally located for Axminster town centre and is offered to the market with the added benefit of no onward chain. 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 features extensive upvc double glazed windows and gas fired central heating but is now in need of some general updating. There is a central hallway providing access to the loft space, linen cupboard and doors to all principal rooms. To the front elevation is a good size sitting room and a fitted kitchen directly opposite. The kitchen includes a range of wall and base units with space for appliances. There are three bedrooms (one double & two single) along with a bathroom with coloured suite.

OUTSIDE

The bungalow offers delightful cottage style gardens to three side, packed full of established shrubs, seasonal wildflower and a fine selection of mature roses. To the rear of the bungalow is a private, enclosed garden with wildlife pond, garden shed and access to the garage. Beside the driveway is an open plan area of well stocked garden. Please note that the garage and driveway are to the rear of the property.

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 Tesco's supermarket, schooling and train station on the direct line to London Waterloo and Exeter. The town has a popular local trader's market held every Thursday in Trinity Square.

DIRECTIONS

What3Words
///encoding.visual.fairness

SERVICES

Mains electric, gas, water and drainage.
Superfast broadband and mobile network coverage are available. Refer to Ofcom's website for details.

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band : C

MATERIAL INFORMATION

The area surrounding the property is at high risk of flooding from rivers and sea. And a low risk from surface water.





Willhayes Park, Axminster

Approximate Area = 619 sq ft / 57.5 sq m
 Garage = 147 sq ft / 13.7 sq m
 Total = 766 sq ft / 71.2 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			87
(61-81) B			
(50-60) C			
(35-49) D		65	
(19-34) E			
(11-18) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2022. Produced for Symonds & Sampson. REF: 842100



Axm/RIS/19.5.26



01297 33122

axminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 , Trinity Square,
 Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.