



## 4 Woodbury Way, Axminster, EX13 5RE

Guide Price £297,500 Freehold

- Two Bedroom Detached Bungalow
- Kitchen
- Single Garage and Driveway Parking
- Elevated Position
- Conservatory
- Shower Room
- Lounge/Diner
- Enclosed Tiered Rear Garden

## 4 Woodbury Way, Axminster EX13 5RE

This immaculate detached bungalow is for sale in the popular East Devon town of Axminster and offers two bedrooms, one reception room and a single garage.

Inside, you'll find an open-plan reception space that works well for both relaxing and dining. The layout flows through to a bright conservatory, providing an extra sitting area and a pleasant outlook over the enclosed tiered garden. The garden offers defined areas for seating and planting, with the tiers helping to create a sense of separation between zones.

There are two bedrooms: a double bedroom with built-in wardrobes, providing useful storage, and a further single bedroom. The bathroom includes a heated towel rail.

Overall, this two-bedroom detached bungalow for sale in Axminster offers manageable accommodation with useful outdoor space and convenient access to local amenities and transport.



Council Tax Band: D



### Entrance Hallway

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

### Kitchen

10'7" x 8'7" (3.23 x 2.63)

Fitted with a range of matching wall and base units with work tops over comprising a one and a half bowl stainless steel sink and drainer with space for a free standing fridge freezer and space and plumbing for a dishwasher.

### Conservatory

12'2" x 7'0" (3.71 x 2.14)

Overlooking the rear garden with a sliding patio door granting access to the garden.

### Lounge/Diner

14'11" x 15'10" (4.57 x 4.83)

This lounge/diner enjoys a sliding patio door granting access onto the rear garden. Further benefiting from two radiators.

### Inner Hall

Doors leading to the accommodation with a smoke detector overhead and a storage cupboard housing the wall mounted boiler.

### Bedroom 1

10'9" x 9'6" (3.30 x 2.92)

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

### Bedroom 2

7'8" x 8'7" (2.34m x 2.62m)

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

### Shower Room

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin inset into a vanity unit and a corner shower unit with an electric wall mounted shower. Further benefiting from a heated towel rail and an opaque window to the side aspect.

### Outside

The property enjoys an enclosed tiered garden with a feature wooden decked seating area benefiting from rooftop countryside views, a small pond and gravelled seating areas lined by wooden sleeper lined flowerbeds. To the side of the property is a wooden studio that enjoys electrical connections and a single glazed window to the front and rear aspect.

### Garage

19'8" x 8'5" (6.01 x 2.59)

A single garage with an electric roller garage door to the front aspect. Further benefiting from power and lighting and space and plumbing for a washing machine. The outside of the garage is fitted with a EV charging point.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

Utilities: All utilities are main connected

Broadband: Full fibre broadband is available. Please visit [openreach.com](https://openreach.com) for more information

Mobile phone coverage: More information can be found [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

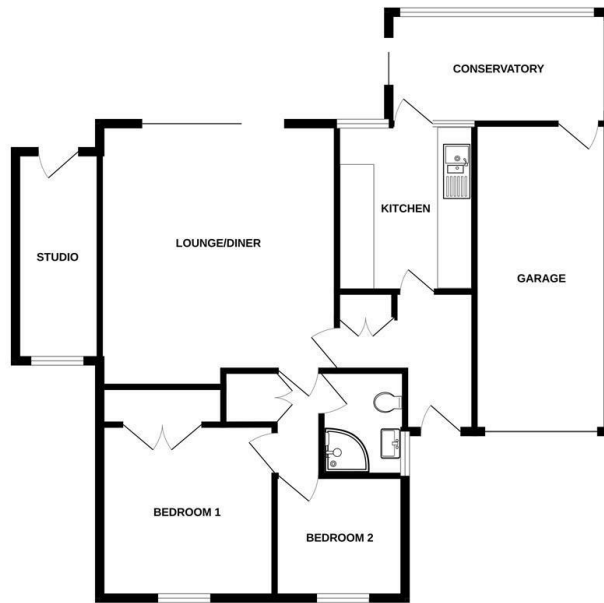
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

### Local Area

Axminster is known for its traditional market-town feel, with a range of shops, supermarkets and local amenities, as well as popular cafés and eateries including the nearby River Cottage links. The coast at Seaton and Lyme Regis is within driving distance, making day trips to the Jurassic Coast very accessible.

For transport, Axminster railway station connects to Exeter St Davids and London Waterloo, with typical journey times of around 35–40 minutes to Exeter and just under 3 hours to London, making this a practical base for both local and longer-distance travel. Bus services from the town provide links to surrounding villages and coastal towns.

GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 is given to the accuracy of the information shown.  
Made with floorplan clicker

## Directions

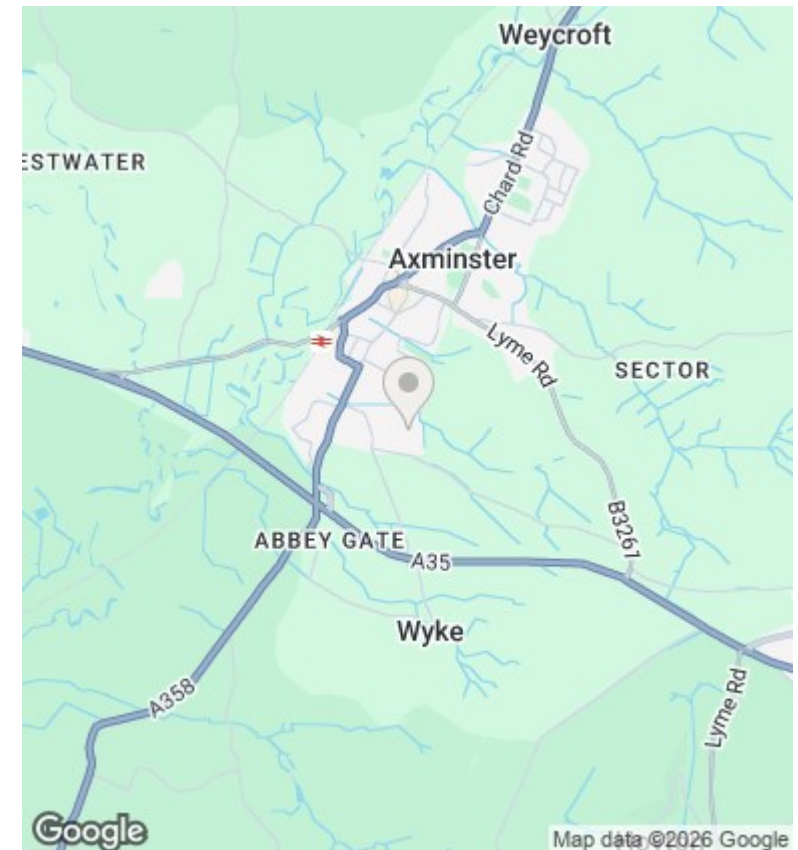
From our office on West Street in Axminster follow the A358 taking the first exit at the roundabout onto King Edward, follow the road which bears right onto Musbury Road, take the first left onto Woodbury park, follow the road and take the second left sign posted Brunenburg Way leading to Woodbury Way, follow the road which bears around to the left, taking the next right and the property can be found shortly to 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               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 68      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |