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Oakwood Lodge Crewkerne Road, Axminster, EX13 5SY

Guide Price £510,000 Freehold

- Four Bedroom Detached Bungalow In Need of Modernisation
- Cloakroom
- Two Single Garages
- No Onward Chain
- Triple Aspect Living Room
- Fifith Bedroom/Study
- Driveway Parking
- Kitchen
- Large Loft Space
- Sloping Gardens

Westminster House, West Street, Axminster, Devon, EX13 5NX
01297 631199

salesaxminster@harrisandharrisestates.co.uk
https://www.harrisandharrisestates.co.uk

Oakwood Lodge Crewkerne Road, Axminster EX13 5SY

Occupying a generous plot with mature gardens and a wonderful sense of privacy, this detached residence presents an increasingly rare opportunity for purchasers seeking a substantial home with significant scope for updating and enhancement. Situated within attractive sloping grounds, the property enjoys an established setting surrounded by mature trees, shrubs and areas of lawn, creating a peaceful and secluded environment.

The accommodation is well-proportioned throughout, with a particularly spacious sitting room featuring a picture window overlooking the gardens and a fireplace serving as a focal point. The kitchen, whilst functional, is dated in presentation and would now benefit from modernisation, offering purchasers the opportunity to create a contemporary open-plan family space subject to requirements. The bedrooms are of good size and enjoy pleasant outlooks over the surrounding grounds.

Although the property has been well cared for, a programme of refurbishment is likely to be required in a number of areas, including the kitchen, decorative finishes, floor coverings and general updating throughout.

3 2 1 E

Council Tax Band: E





Entrance Hall
Doors leading to the accommodation with stairs ascending to the first floor. Further benefiting from two storage cupboards.

Living Room
17'10" x 15'10" (5.44 x 4.85)
A generously proportioned triple-aspect reception room enjoying an abundance of natural light from two large picture windows, both overlooking attractive mature greenery. The room offers ample space for a variety of lounge furnishings and is centred around an attractive feature fireplace with tiled surround and hearth. Further benefits include radiators, a pleasant outlook, and a neutral décor, creating a bright and welcoming living space ideal for both relaxing and entertaining.

Kitchen
13'5" x 12'4" (4.10 x 3.76)
A spacious and well-proportioned kitchen fitted with an extensive range of wall and base units providing ample storage, complemented by generous work surface space. A picture window above the sink enjoys pleasant views over the surrounding greenery and fills the room with natural light. Integrated appliances include a double oven, with further space for additional white goods. The room offers plenty of space for informal dining, making it an ideal everyday family kitchen, whilst presenting excellent scope for modernisation to suit individual tastes and requirements.

Shower Room
7'5" x 6'9" (2.27 x 2.06)
A well-appointed and naturally light shower room fitted with a white suite comprising a low-level WC, wash hand basin set within a vanity storage unit, and a large walk-in shower enclosure with glazed screen and wall-mounted shower. A frosted window provides natural light and ventilation while maintaining privacy.

Bedroom 3
11'5" x 9'4" (3.48 x 2.86)
A bright and comfortable bedroom enjoying a pleasant outlook over the surrounding front gardens through a picture window, allowing for an abundance of natural light. The room is well-proportioned and benefits from built-in wardrobes providing useful storage, together with neutral décor and fitted carpeting. An ideal guest room, child's bedroom or home office, offering a peaceful setting and ample space for bedroom furnishings.

Bedroom 1
13'8" x 10'5" (4.17 x 3.18)
A spacious dual-aspect bedroom enjoying excellent natural light from two windows. The room offers generous space for a double bed and additional bedroom furniture, while the neutral décor and newly fitted-style carpeting create a bright and welcoming atmosphere. Ideal as a principal or guest bedroom, the room benefits from a pleasant outlook and a peaceful setting.

Bedroom 5/Study
7'6" x 7'10" (2.31 x 2.41)
A compact and versatile room enjoying natural light and provides an ideal space for use as a single bedroom, nursery, dressing room or home office. Featuring neutral décor and a radiator, the room offers excellent flexibility to suit a variety of individual requirements.

Rear Porch
Benefiting from a pantry storage area and access doors leading to a side patio area.

Cloakroom
Fitted with a low level hand flush WC and a hand wash basin

Landing
Doors leading to the first floor accommodation and two loft spaces. One of the loft spaces houses the boiler. An access door open onto a shower room.

Bedroom 2
10'10" x 13'8" (3.31 x 4.19)
A generously proportioned bedroom featuring a vaulted ceiling that enhances the sense of space and light. A window enjoys attractive views over the surrounding front gardens and mature greenery, creating a pleasant and peaceful outlook. The room offers ample space for a double bed and additional furnishings, whilst the neutral décor provides an excellent blank canvas for personalisation. Ideal as a principal bedroom, guest room or spacious home office.

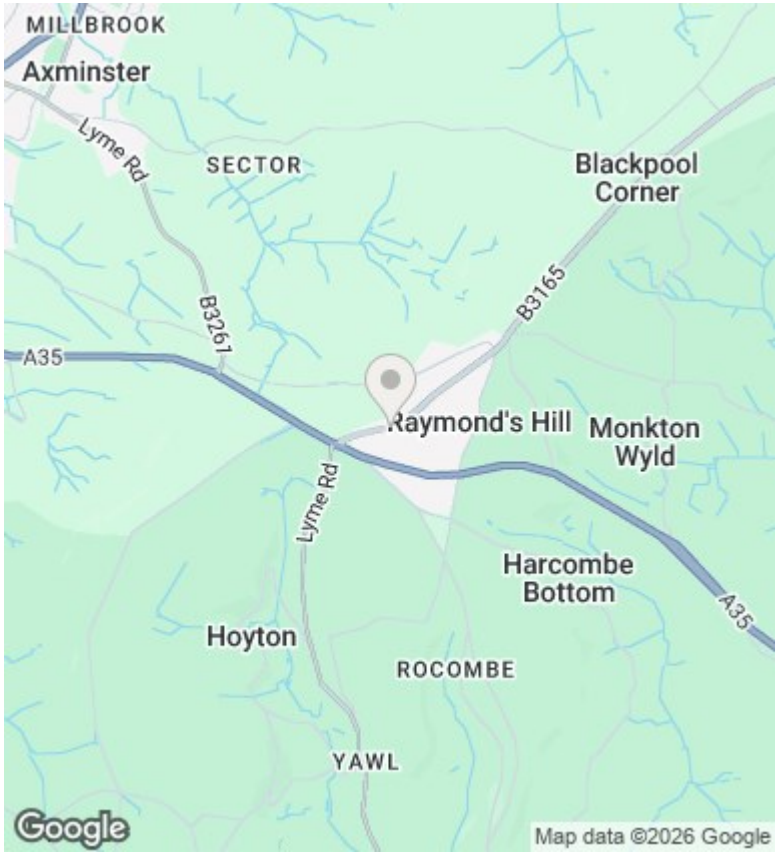
Bedroom 4
17'4" x 8'2" (5.30 x 2.49)
A spacious and versatile attic bedroom enjoying a pleasant outlook through a rear-facing window overlooking the surrounding gardens and mature trees. The room benefits from characterful sloping ceilings, exposed floorboards, and excellent floor space for a range of bedroom furnishings despite the reduced ceiling height to the eaves. Filled with natural light, this adaptable room would make an ideal guest bedroom, hobby room, home office or occasional bedroom, offering further potential for improvement and personalisation.

Garden
18'10" 11'0" (5.75 3.36)
The sloping garden extends to around one acre, offering an attractive and well-balanced outdoor environment with expansive lawns, mature trees, and a variety of established shrubs and planting. Enjoying a high level of privacy, the gardens provide a peaceful backdrop to the property and change beautifully with the seasons.

Access
The property is accessed via a steep driveway leading a parking area for several vehicles.

Agents Notes
Tenure: Freehold
Local Authority: East Devon
Council Tax Band: E
Utilities: LPG central heating, mains electric, main water and main drainage
Broadband: Full fibre broadband 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





Directions

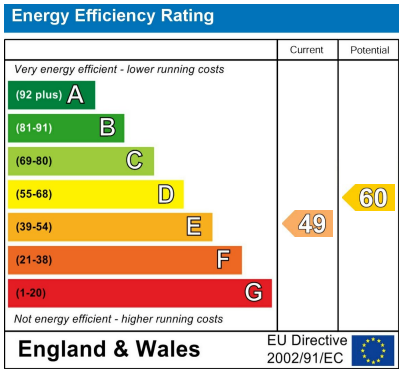
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Viewings

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

Council Tax Band

E



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