



24 Alexandra Road, Axminster, EX13 5PR

Guide Price £315,000 Freehold

- Three Bedroom Semi-Detached House
- Lounge/Diner
- Kitchen
- Bathroom
- Single Garage
- Driveway Parking
- Westerly Facing rear Garden
- Countryside Views from the rear Aspect

24 Alexandra Road, Axminster EX13 5PR

A three bedroom semi detached 1920s house located in an elevated location in the market town of Axminster. Located within walk distance of Axminster train station, with direct access to London Waterloo, the property enjoys a lounge/dining room, kitchen and family bathroom.

One of the standout features of this home is the westerly facing rear garden, which not only provides a lovely outdoor space for gardening or enjoying the sunshine, but also provides a serene setting perfect for unwinding after a long day or hosting summer barbecues with friends and family. This home further benefits from a garage and driveway parking for one car.



Council Tax Band: C



Entrance Hallway

A welcoming entrance hallway with doors leading to the accommodation with a U shaped staircase leading to the first floor. Further benefiting from a radiator and a storage cupboard with the fuse box.

Lounge/Diner

24'8" x 11'3" (7.52 x 3.45)

A spacious reception room with ample space to be used as a lounge/diner. The lounge features enjoys a window to the front aspect and radiator. The dining area has space for a dining room set of table and chairs, a decorative feature fireplace and a sliding patio door leading to the garden.

Kitchen

8'6" x 9'9" (2.61 x 2.99)

Fitted with a range of matching wall and base units with work tops above comprising a four ring gas hob with an extractor hood above and oven below. Continuing round to a cupboard housing a gas boiler and a one and half bowl sink and drainer with a window to the rear aspect. The kitchen enjoys space and plumbing for a washing machine and space for a free standing fridge freezer.

Side Porch

Doors leading to the garden and the garage and further benefiting from electrical connections.

Landing

Doors leading to the accommodation with a window to the front aspect, radiator and loft access overhead.

Bedroom 1

11'3" x 13'4" (3.45 x 4.07)

A double bedroom with a window to the rear aspect and radiator. The rear aspect enjoys far reaching views across Axminster and the surrounding countryside.

Bedroom 2

10'5" x 10'11" (3.18 x 3.33)

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

Bedroom 3

6'3" x 10'0" (1.92 x 3.05)

A single bedroom with a window to the rear aspect and radiator. The rear aspect enjoys far reaching views across Axminster and the surrounding countryside.

Bathroom

5'5" x 6'8" (1.66 x 2.04)

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a bath unit with a wall mounted mains shower over taps. An opaque window to the side aspect and a heated towel rail.

Garage

12'8" max x 15'5" max (3.88 max x 4.72 max)

A flat roof single garage with single glazed windows to both side aspects and a wooden folding garage door to the front aspect. Further benefiting from power and lighting.

Outside

The property enjoys a hedge lined low maintenance front garden, accessed through wrought iron gates. Paved walkways lead to the side of the property and the rear garden. The westerly facing rear garden incorporates a raised seating area overlooking a well maintained laid to lawn garden with a variety of flora and fauna.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

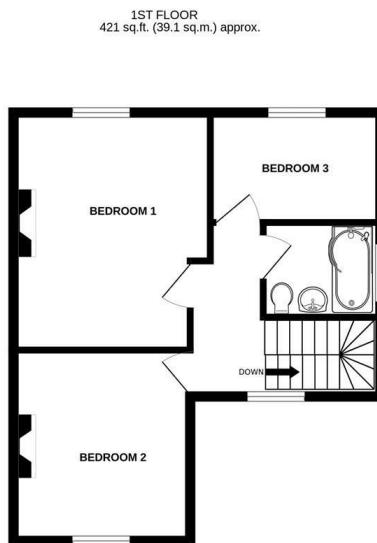
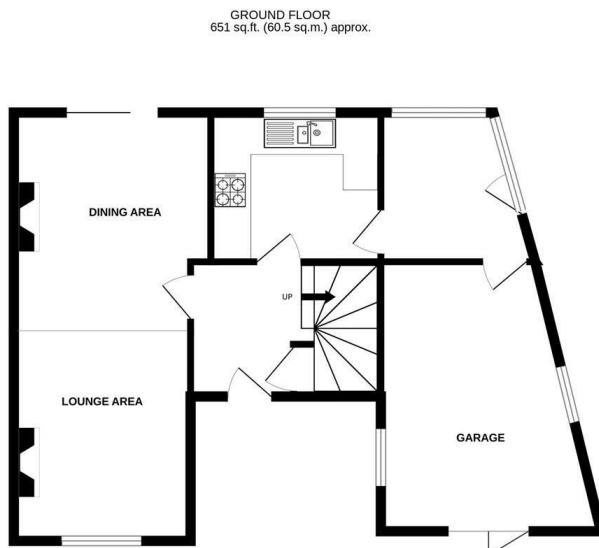
Tax Band: C

Utilities: All utilities as mains connected.

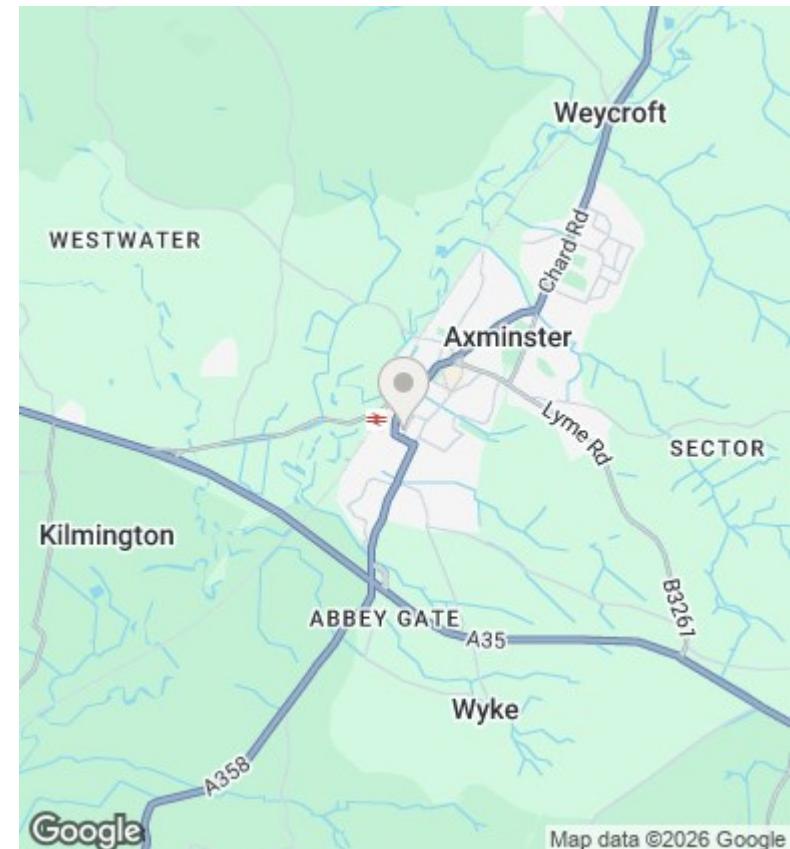
Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to openreach.com for more information.

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

Flooding: Low risk from flooding rivers and sea. Low risk from flooding from surface water



TOTAL FLOOR AREA: 1073 sq.ft. (99.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Axminster office in West Street turn right, head down the road until you approach the roundabout, take the first exit leading to King Edward Road. Follow the road and take the second left turn onto Alexandra Road and the property can be found on the left hand side

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC