



17 Salway Gardens, Axminster, EX13 5DA

Guide Price £240,000 Freehold

- Two Bedroom Semi-Detached Bungalow
- Open Plan Lounge/Kitchen
- Bathroom
- Rear Garden
- Single Garage
- Driveway Parking
- No Onward Chain

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This attractive two-bedroom semi-detached bungalow offers beautifully presented accommodation, complemented by a driveway, detached garage and a delightful, well-established rear garden. Situated within a popular residential area this comfortable home that is ready for immediate occupation.

The heart of the property is the impressive open-plan kitchen/living space, providing a bright and sociable environment ideal for modern living. The kitchen is fitted with a range of shaker-style units, complemented by wood-effect work surfaces and striking blue metro-tiled splashbacks. An integrated oven and hob are accompanied by a peninsula breakfast bar, creating an excellent space for casual dining and entertaining.

There are two well-proportioned bedrooms, both enjoying a neutral décor and attractive wood-effect flooring. The principal bedroom benefits from a range of mirrored fitted wardrobes, providing extensive built-in storage whilst enhancing the sense of space. The bathroom is fitted with a white suite comprising a panelled bath with glazed shower screen, pedestal wash basin and low-level WC, complemented by contemporary tiling, stylish shelving and attractive patterned flooring.

Externally, the property continues to impress. To the front, a driveway provides off-road parking and leads to a detached garage, whilst an area of lawn and planting softens the approach to the property. The enclosed rear garden is a particular feature, offering a private and established outdoor retreat. Thoughtfully landscaped with a central lawn, paved seating areas and stepping stone pathways, the garden is surrounded by an abundance of mature shrubs and ornamental plants.



Council Tax Band: C



Open Plan Kitchen/Living Area

18'2" x 14'2" max (5.54 x 4.33 max)

A bright and contemporary open plan living space, thoughtfully designed to provide a seamless blend of kitchen, dining and sitting areas. The stylish kitchen is fitted with a range of modern shaker-style units complemented by wooden work surfaces and attractive blue metro-tiled splashbacks. A central breakfast bar creates an ideal space for casual dining and entertaining, while pendant lighting adds a touch of character. Windows flood the room with natural light and enjoy a pleasant outlook, enhancing the spacious feel. Finished with light wood-effect flooring and a neutral décor throughout, this versatile room offers a welcoming and practical living environment. The well-appointed kitchen incorporates an inset sink positioned beneath a rear-facing window, together with an integrated fridge freezer, oven and induction hob. A peninsula breakfast bar provides additional preparation space and an ideal spot for casual dining.

Bedroom 1

8'8" x 11'6" (2.66 x 3.51)

A bright and well-proportioned bedroom enjoying a neutral décor and attractive wood-effect flooring throughout. A window allows for plenty of natural light and provides a pleasant outlook, creating an airy and inviting atmosphere. The room benefits from a built-in mirrored wardrobe, offering excellent storage while enhancing the sense of space.

Bedroom 2

8'3" x 8'7" (2.52 x 2.64)

A bright and versatile room enjoying a pleasant outlook via a rear-facing window, allowing for an abundance of natural light. Finished in a neutral colour scheme with attractive wood-effect flooring, the room offers a clean and modern feel throughout. Well-proportioned and adaptable, it is ideally suited for use as a single bedroom, nursery, guest room or home office, providing comfortable and flexible accommodation to suit a variety of needs.

Bathroom

A well-presented bathroom fitted with a white suite comprising a panelled bath

with glazed shower screen, pedestal wash hand basin and low-level WC. The room is enhanced by attractive patterned flooring, contemporary tiled walls and stylish wooden display shelving, creating a clean and contemporary feel. An opaque window allows for plenty of natural light whilst maintaining privacy, making this a bright and functional space ideal for everyday use.

Garden

The property enjoys an attractive and established rear garden, offering a private outdoor space with a wonderfully mature and exotic feel. A central lawn is bordered by a variety of well-stocked flower and shrub beds, featuring an array of ornamental planting that provide colour and interest throughout the seasons. Stepping stone pathways and paved seating areas create ideal spaces for relaxation and outdoor entertaining.

Garage

9'6" x 18'0" (2.90 x 5.50)

A single garage with an up and over garage door to the front with driveway parking. Further benefiting from power and electric lighting.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: C

Utilities: All utilities are mains connected

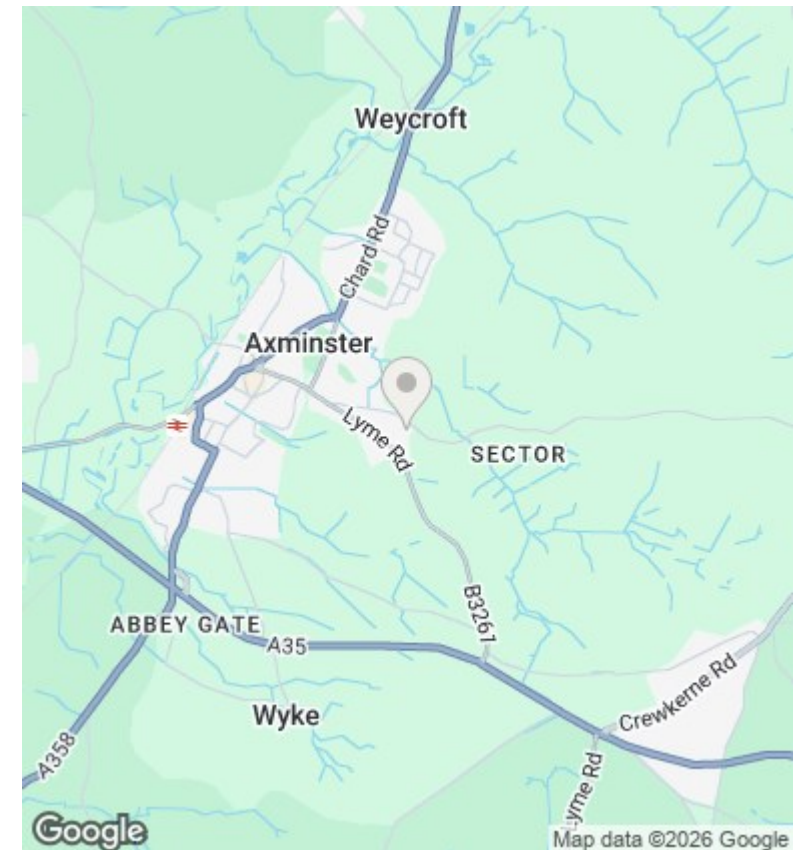
Broadband: Full fibre broadband is available to order. Please visit openreach.com for more information

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

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq ft. (62.9 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. The 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

what3words: ///episode.ducks.expecting

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		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 