



2 The Bungalows Woodbury Park, Axminster, EX13 5RU

Asking Price £250,000 Freehold

- Two Bedroom Semi-Detached Bungalow
- Shower Room
- Driveway Parking
- Lounge
- Westerly Facing Rear Garden
- No Onward Chain
- Kitchen
- Single Garage

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This 2-bedroom semi-detached bungalow offers a practical single-storey living in good condition and a convenient East Devon location.

Inside, the property provides two double bedrooms, giving flexible space for couples, small families, or those wanting a guest room or home office. There is one reception room and one kitchen, creating a straightforward layout that's easy to navigate and maintain. The single bathroom serves the property.

Overall, this semi-detached 2-bedroom bungalow for sale provides a straightforward layout in a well-connected Devon town, with rail links, local amenities, and countryside access all within reach.



Council Tax Band: C



Hallway

Doors leading to the accommodation with a radiator, smoke detector, fuse box and loft access.

Lounge

9'9" x 16'5" (2.99 x 5.02)

French doors opening onto the rear garden, enjoying views over the garden. Further benefiting from a radiator.

Kitchen

8'10" x 10'0" (2.71 x 3.07)

Fitted with a range of matching base units with work tops over comprising a ceramic sink and drainer with space and plumbing for a washing machine underneath and a window to the rear aspect. Continuing round to a four ring electric hob and an eye level double oven.

Bedroom 1

9'10" x 14'1" (3.02 x 4.31)

A double bedroom with a window to the front aspect and a radiator. Further benefiting from a cupboard that houses a wall mounted boiler.

Bedroom 2

8'10" x 10'8" (2.71 x 3.27)

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

Shower Room

6'3" x 5'6" (1.93 x 1.70)

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

Outside

The property enjoys a spacious fully enclosed, westerly facing rear garden. Accessed from either the lounge or kitchen is a wooden decked seating area leading to a paved patio and then a mostly laid to lawn garden.

Garage

8'7" x 16'0" (2.62 x 4.90)

A single garage with an up and over garage door to the front aspect. Further benefiting from a window to the rear aspect and power and electrics.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Utilities: All utilities are main connected

Broadband: Fibre to the cabinet broadband (this is a part-fibre connection) is available. Please visit openreach.com for more information

Mobile phone coverage: 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

Local Area

Axminster is a popular market town, known for its traditional high street, local shops, supermarkets, and selection of cafés and pubs. Nearby, you'll find pleasant countryside walks, with the East Devon Area of Outstanding Natural Beauty and the wider Jurassic Coast region within driving distance, ideal for those who enjoy exploring the outdoors.

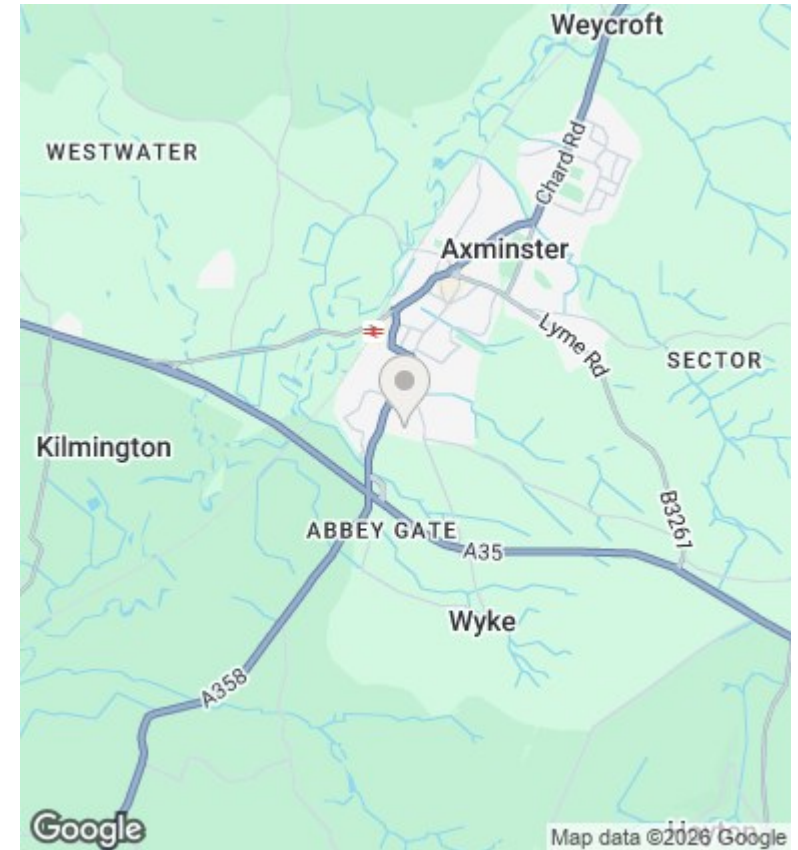
For transport, Axminster railway station offers regular services to Exeter St Davids and London Waterloo. Typical journey times are around 35–40 minutes to Exeter and approximately 2 hours 45 minutes to London, making this a realistic option for commuters or those who travel frequently. Local bus routes connect Axminster with neighbouring towns and villages.

Families will find a choice of primary and secondary schooling in and around Axminster, along with local parks and play areas for outdoor activities.

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained facts, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 efficiency class and grade.
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Directions

whathreewords: ///activity.wires.ambushed

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	