

19 Salway Gardens

Axminster, Devon

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Axminster
Devon EX13 5DA

A beautifully presented two-bedroom bungalow. Sat on a good-sized plot, featuring an incredible garden space, homely and spacious living area, and convenience of off-road parking and detached single garage.



- Detached Bungalow
- Beautifully Presented and Modern Interior
 - Driveway & Garage
 - Front & Rear Gardens
 - NO ONWARD CHAIN

Guide Price £250,000

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

Discover the perfect blend of modern living and bungalow convenience at this modernised two-bedroom property located at the beginning of a cul-de-sac towards the outer edge of the small market town of Axminster. Situated within a more generous plot than most in the street, this property offers an exceptional combination of indoor and outdoor space, ideal for first time buyers, downsizers or anyone requiring single storey living.

ACCOMMODATION

Step inside and you'll instantly appreciate the condition and elegant presentation. The interior flows with neutral décor, creating a bright and welcoming atmosphere throughout. This is a home that's truly move-in ready, perfect for those looking to downsize without compromise.

The layout includes a light-filled lounge, a modern kitchen with a combination of base and eye level units fitted with an oven and microwave, a gas hob with extractor over and space for under counter white goods. A stylish modern shower room fitted with a double shower, low level W/C and wash hand basin with storage under. The main bedroom has fitted wardrobes, with the second bedroom having patio doors leading into a conservatory.

Whether you're seeking a peaceful retreat or a stylish and

manageable home in a quiet, well-connected neighbourhood, this outstanding bungalow delivers on every level.

OUTSIDE

To the front of the bungalow is a small area of lawn, running beside the property is the driveway which in turn leads to the garage. Gated side access opens into a rear garden that is laid to lawn with a good-sized timber shed and patio all enclosed with timber fencing.

SITUATION

Salway Gardens is located on the outskirts of Axminster, yet less than one mile in distance from the town centre. Axminster is a country town on the eastern fringes of Devon, close to borders with Dorset and Somerset. It offers a selection of shops including two supermarkets; plus schools, churches, health centre and hospital. It also plays host to Hugh Fearnley-Whittingstall's River HQ at Trinity Hill. The beautiful Axe Valley reaches the sea at Seaton (6 miles) along the Jurassic Coastline and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. Mainline train station on the London Waterloo route.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band C.



SERVICES

All mains services connected

DIRECTIONS

What3Words
//passport.scoping.nothing





Salway Gardens, Axminster

Approximate Area = 650 sq ft / 60.4 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 798 sq ft / 74.1 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (A) plus | A | | |
| (B-91) | B | | |
| (B-86) | C | | |
| (D-44) | D | | |
| (D-34) | E | | |
| (D-36) | F | | |
| (G-29) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 66 | 74 |
| EU Directive 2002/91/EC | | | |



Axm/ACR/5.11.25



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