



The Spinney Harcombe Road, Axminster, EX13 5TB

Guide Price £415,000 Freehold

- Three Bedroom Detached Bungalow
- Bathroom
- Single Garage
- Lounge
- Enclosed Garden Enjoyng PLeasant Outlook
- No Onward Chain
- Kitchen
- Driveway Parking

The Spinney Harcombe Road, Axminster EX13 5TB

Occupying a generous plot and enjoying views across adjoining fields, this detached three-bedroom bungalow presents an excellent opportunity for buyers seeking a property with significant scope for improvement and personalisation. Requiring comprehensive modernisation throughout, the property offers well-proportioned accommodation and the potential to create a superb family home or retirement property in a peaceful setting.

The accommodation currently comprises a spacious sitting/dining room, kitchen, three bedrooms and a family bathroom. While the property would benefit from updating, it provides a blank canvas for purchasers to remodel and enhance to their own tastes and requirements.

A particular feature of the property is the generous rear garden, which enjoys a delightful open outlook across neighbouring pastureland, offering a wonderful sense of privacy and tranquillity. The garden provides ample space for keen gardeners, outdoor entertaining or future landscaping projects.

To the front, a substantial driveway provides off-road parking for several vehicles and leads to a detached garage, offering additional storage or workshop potential.

Offering tremendous potential in a desirable setting, this is a rare opportunity to acquire a detached bungalow with outstanding countryside views and the chance to create a home tailored to individual specifications. Early viewing is highly recommended.



Council Tax Band: E



Entrance Hall

Doors leading to the accommodation with a storage cupboard housing the water tank. Loft access.

WC

Fitted with a suite comprising a low level hand flush WC and a pedestal hand wash basin

Kitchen

12'11" x 13'3" (3.95 x 4.04)

A spacious kitchen/breakfast room offering an range of fitted oak-fronted wall and base units with extensive worktop space and tiled splashbacks. A window allows plenty of natural light to flood the room, creating a bright atmosphere, while providing a pleasant outlook over the front garden.

Lounge

21'10" x 13'11" (6.67 x 4.25)

A generously proportioned dual-aspect sitting room enjoying an abundance of natural light from a window and French doors opening directly onto the garden, creating a wonderful connection between the indoor and outdoor living spaces. The room offers excellent versatility for both relaxation and entertaining, centred around a fireplace that forms a natural focal point. With its spacious layout and pleasant garden outlook, this is a bright reception room with superb potential to create an impressive family living space.

Bedroom 1

12'9" x 11'5" (3.91 x 3.48)

A spacious double bedroom benefitting from a window that floods the room with natural light and enjoys a pleasant outlook over the mature surrounding gardens. The room offers generous proportions with ample space for a double bed and additional bedroom furniture, creating a comfortable and restful retreat.

Bedroom 2

10'11" x 11'5" (3.33 x 3.48)

A well-proportioned double bedroom enjoying a pleasant outlook over the surrounding gardens through a picture window that provides an abundance of natural light. The room offers ample space for a range of bedroom furniture and benefits from a bright, airy feel throughout. With its generous proportions and peaceful aspect, this room provides an excellent principal or guest bedroom with scope for personalisation to suit individual tastes.

Bedroom 3

8'11" x 13'4" (2.72 x 4.08)

A comfortable and well-proportioned bedroom enjoying a pleasant outlook over the mature gardens through a picture window, allowing for natural light throughout the day. The room

provides ample space for a double bed and freestanding furniture, creating a bright and versatile space suited to a variety of needs. Offering a peaceful setting and scope for modernisation, this room presents an ideal guest bedroom, children's room or home office.

Bathroom

6'10" x 7'11" (2.09 x 2.42)

A family bathroom fitted with a panel-enclosed bath and pedestal wash hand basin, complemented by extensive wall tiling and an obscured window that provides excellent natural light while maintaining privacy.

Utility Room

4'10" x 13'3" (1.49 x 4.04)

Plumbing connections for a washing machine and a storage cupboard.

Garage

A single garage with an electric garage doors and an oil boiler.

Outside

The property enjoys a generously sized rear garden, predominantly laid to lawn and bordered by a variety of mature shrubs, hedging and specimen trees, providing a good degree of privacy and a delightful natural backdrop. The garden backs onto open countryside, affording attractive rural views across adjoining fields and creating a wonderful sense of space and tranquillity. A timber garden shed provides useful outdoor storage, while the extensive lawn offers excellent potential for keen gardeners, family enjoyment or further landscaping, subject to individual requirements. This is an appealing outdoor space that perfectly complements the property's peaceful setting

Agents Notes

Tenure: Freehold

Local Authority: East Devon

Council Tax Band: E

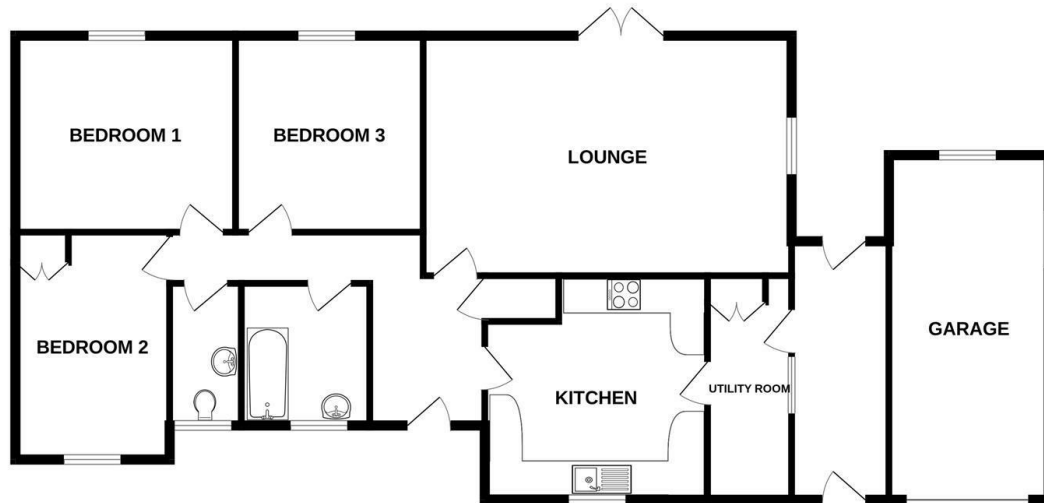
Utilities: Oil fired central heating, main water, main electric

Broadband: Fibre to the Cabinet Broadband is available to order. Please visit openreach.com for more information

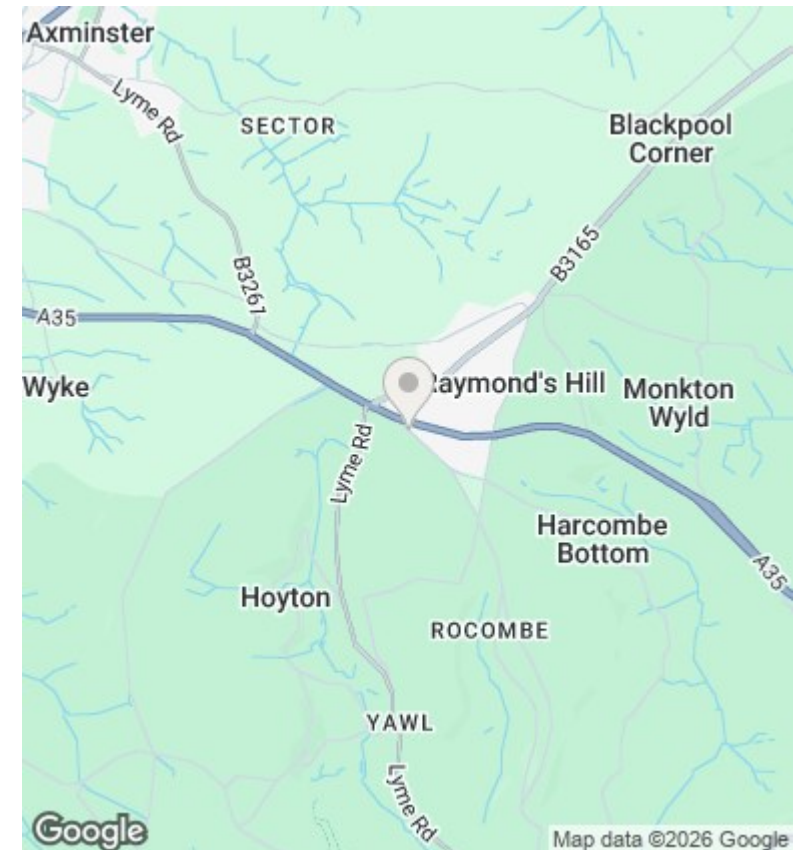
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

GROUND FLOOR 1388 sq.ft. (128.9 sq.m.) approx.



TOTAL FLOOR AREA: 1388 sq.ft. (128.9 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. 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

what3words: ///committee.coaster.easy

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		