



56 Woodbury Park, Axminster, EX13 5QY

Guide Price £250,000 Freehold

- Three Bedroom End of Terrace House
- Utility Room
- Single Garage
- Lounge/Dining Room
- Family Bathroom
- Kitchen
- Enclosed Rear garden

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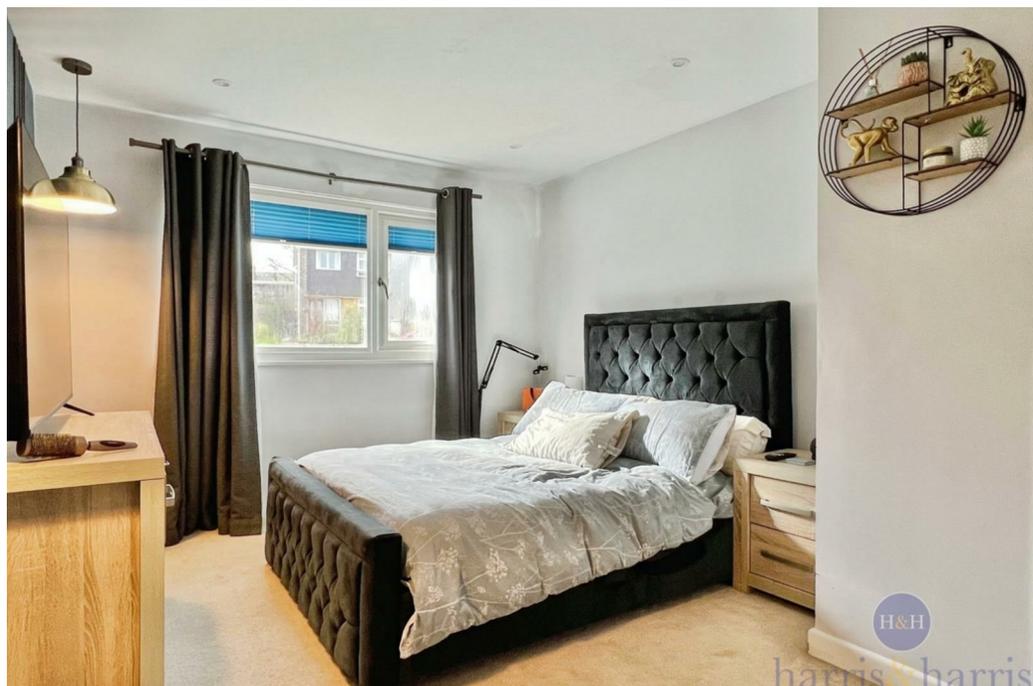
This three-bedroom terraced house is for sale in the popular Devon town of Axminster and is presented in good condition, offering a practical layout that works well for day-to-day living.

Inside, the property provides one reception room, giving a clear focal point for relaxing, dining or entertaining. With three bedrooms and a family bathroom, it suits a range of buyers looking for a straightforward, functional home.

This three-bedroom terraced house for sale in Axminster combines a simple, well-arranged interior with the everyday convenience and transport links of a well-served Devon market town.



Council Tax Band: B



Entrance Hall

Doors to the accommodation with stairs ascending to the first floor accommodation. Further benefiting from a radiator and an under stair storage cupboard.

Lounge/Dining Room

24'4" x 10'9" (7.42 x 3.28)

A spacious open plan lounge/dining room with the lounge area featuring a decorative fireplace with a wooden display mantle. The lounge area further benefits from a window to the front aspect and a radiator. The dining area has ample space for a dining room table and chairs and features a radiator and window to the rear aspect that overlooks the garden and partial views of the surrounding countryside.

Kitchen

7'10" x 8'3" (2.41 x 2.54)

Fitted with a range of matching wall and base units with work tops over comprising a four ring electric hob with an extractor hood above and an oven underneath. Continuing round to an inset one and a half bowl sink and drainer, an integrated slimline dishwasher and space for a free standing fridge freezer.

Utility

Fitted with a work top with space and plumbing for a washing machine underneath.

Landing

Doors leading to the accommodation with a smoke detector and loft access overhead.

Bedroom 1

13'3" x 10'1" (4.05 x 3.09)

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

Bedroom 2

10'10" x 10'9" (3.32 x 3.30)

A double bedroom with a radiator and a window to the rear aspect benefiting from partial views of the surrounding countryside.

Bedroom 3

6'9" x 10'3" (2.06 x 3.13)

A single bedroom with a window to the front aspect, radiator and a fitted wardrobe.

Family Bathroom

Fitted with a white suite comprising a low level hand flush w.c and a hand wash basin inset into a vanity unit. A panelled bath unit with a wall mounted shower attachment over taps, a heated towel rail and an opaque window to the rear aspect.

Outside

The property enjoys an enclosed rear garden that is predominately laid to lawn with a gravelled seating area featuring a wooden shed. A gravelled walkway splits the lawned garden leading to a flowerbed.

Garage

15'7" x 7'11" (4.76 x 2.42)

A single garage with an up and over garage door.

Location

Axminster itself is known for its traditional market-town character and range of local amenities, including supermarkets, independent shops and cafés. The town centre also offers everyday services such as pharmacies, a post office and convenience stores.

Outdoor spaces are a key attraction of the area. Nearby you'll find access to the East Devon countryside and the wider Blackdown Hills Area of Outstanding Natural Beauty, with a choice of walking routes and scenic viewpoints. The Jurassic Coast at Lyme Regis and Seaton is also reachable by car, offering beaches and coastal paths.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

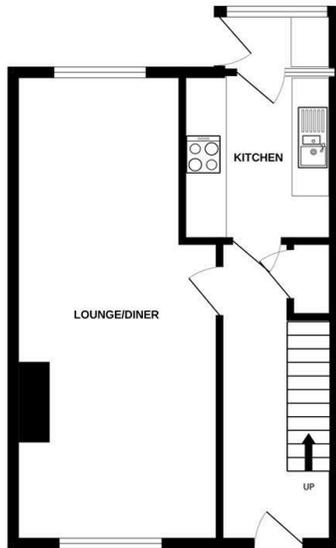
Utilities: All utilities are mains connected

Broadband: Fibre to cabinet broadband is available to order. Please visit openreach.com for more information

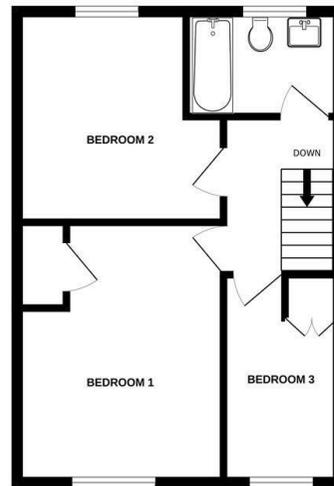
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

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

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

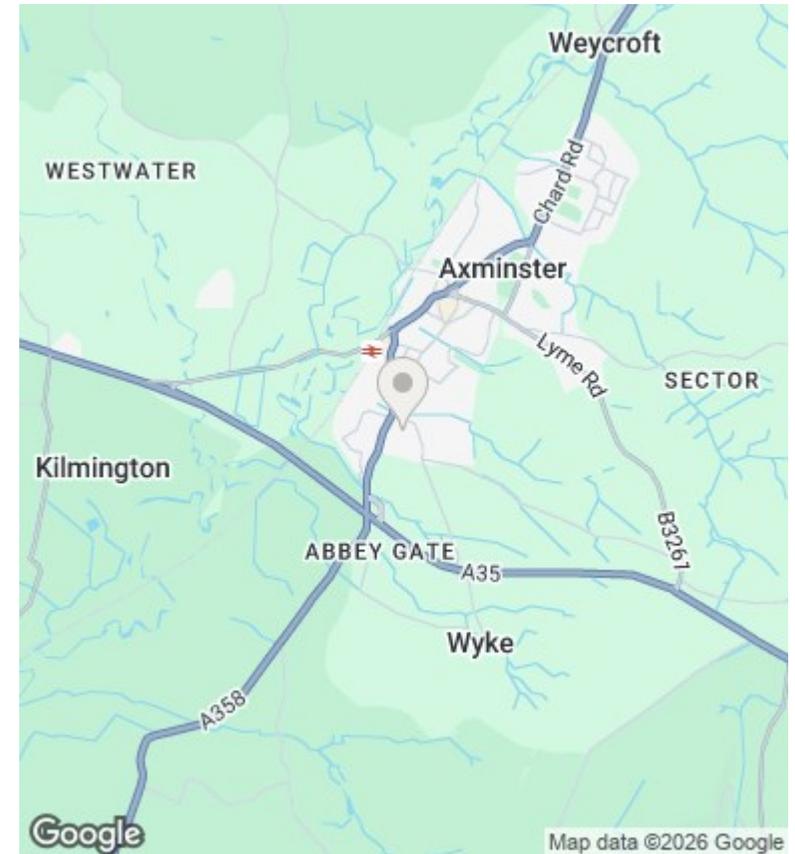


1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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

From our office in West Street proceed down towards the roundabout. Take the first left onto the A358 and follow the road around to the Musbury Road, continue towards the outskirts of Axminster and take the next left, sign posted Woodbury Park. Proceed up the hill taking the next turning on the right hand side and the property will be found on the right hand side.

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(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	