



23 Willhayes Park, Axminster, EX13 5QW

Guide Price £200,000 Freehold

- Two Bedroom End Of Terrace House
- Conservatory
- Front and Rear Gardens
- Lounge
- Two Bedrooms
- Single Garage and Parking
- Kitchen
- Bathroom

23 Willhayes Park, Axminster EX13 5QW

Located in Willhayes Park, Axminster, this delightful two-bedroom end terrace house offers a perfect blend of comfort and convenience. The property boasts two generously sized bedrooms, perfect for a small family or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the enclosed North Westerly facing rear garden, which offers a private outdoor retreat. This space is perfect for enjoying sunny afternoons. Additionally, the property includes a single garage and parking for one vehicle, providing ample space for your car and storage needs.



Council Tax Band: B



Entrance Hallway

Doors lead to the accommodation and stairs with a wooden balustrade ascends to the first floor. Further benefiting from an understairs storage cupboard, radiator, smoke detector and an opaque window to the front aspect.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and a hand wash basin. Further benefiting from a radiator and the fuse box.

Kitchen

6'8" x 7'9" (2.05 x 2.38)

Fitted with a range of matching wall and base units with work tops above comprising a stainless steel sink and drainer with a window to the front aspect and space and plumbing for a washing machine underneath. Continuing round to a wall mounted gas boiler, space for a free standing hob and oven and space for a half fridge under the work tops.

Lounge

12'11" x 11'1" (3.94 x 3.38)

A feature effect fireplace place with a mantle and surround, radiator, window to the rear aspect and door leading into the conservatory.

Conservatory

A fully uPVC glazed conservatory with French doors opening onto the garden.

Landing

Doors leading to the accommodation with a smoke detector overhead.

Bedroom 1

9'6" x 9'9" (2.90 x 2.99)

A double bedroom with a window to the front aspect, radiator and a range of fitted wardrobes. Further benefiting from a storage cupboard with a radiator.

Bedroom 2

9'1" x 6'9" (2.77 x 2.07)

A single bedroom with a window to the rear aspect, radiator and loft access overhead.

Bathroom

5'7" x 6'1" (1.71 x 1.87)

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a shower cubicle with a wall mounted mains shower. Further benefiting from a heated towel rail, opaque window to the rear aspect and an extractor fan.

Garden

The property benefits from a fully enclosed rear garden which is mostly laid to patio and enjoys a number of raised flower beds and planters. The rear of garden features a wooden shed and glass greenhouse.

Garage

The property benefits from a single garage which is located a short walk away from the property with a parking space in front. We have been advised the garage is on a separate title.

Agents Notes

Tenure; Freehold

Local Authority: East Devon District Council

Tax Band: B

Utilities: All utilities are mains connected

Broadband: Fibre to cabinet broadband with part fibre connection is available.

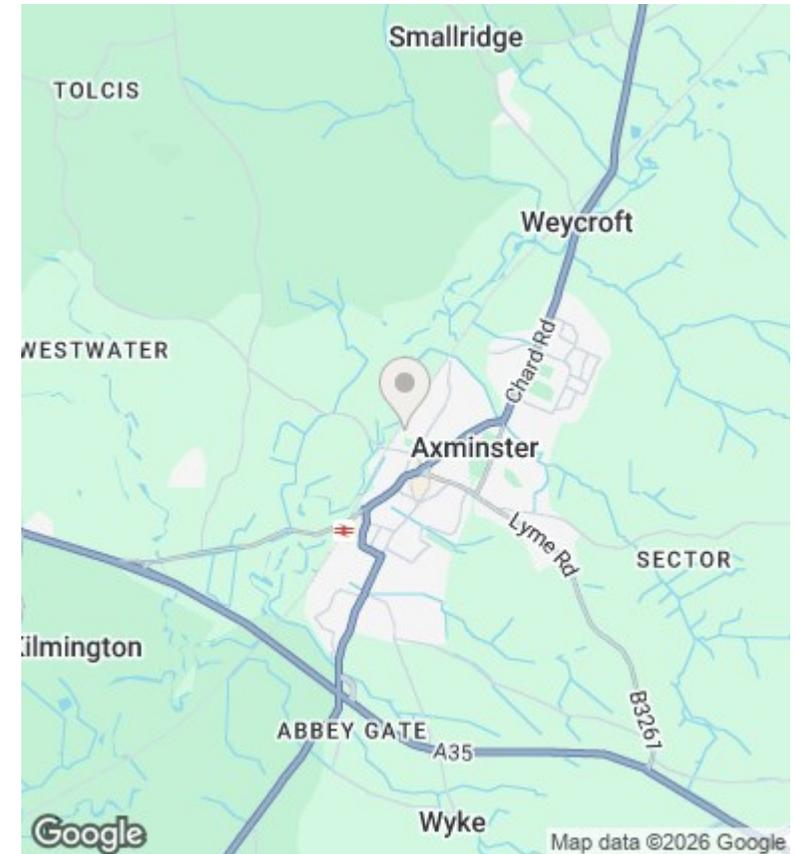
Copper broadband with a copper connection is available. Go to openreach.com for more information.

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

The sale of the property is subject to a grant of probate.



TOTAL FLOOR AREA: 561 sq ft. (52.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan for residential 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.
 Made with Floorplan 12/21



Directions

From our office in West Street proceed towards the town centre and turn left into Castle Street, take the next turning right into North Street. Proceed along North Street and take the first left into Willhayes Park. Follow the road down and turn left. Follow the road and the property can shortly 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		81
(69-80)	C	74	
(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	