



**Woodbury Lane, Axminster EX13 5QT**

fox & sons

welcome to

## Woodbury Lane, Axminster

Fox & Sons are delighted to bring to the market this spacious and beautifully presented three bedroom detached bungalow, conveniently located on the outskirts of the historic market town of Axminster.

### Front Of Property

Timber fence and wall enclosed front garden, predominantly laid to lawn with established trees, hedges and shrubs, paved driveway and path to front door (and around either side of property) with ample parking and feature round raised flowerbed, outside lighting

### Entrance Porch

Entered via uPVC front door with opaque double glazed feature insert, uPVC double glazed window to front aspect, door leading to inner hallway, electric radiator, spotlights

### Inner Hallway

Doors leading to subsequent rooms, airing cupboard housing water tank, extra storage cupboard, loft hatch with access into large loft space which is insulated and boarded, radiator, wooden flooring, ceiling light points

### Lounge

uPVC double glazed window to front aspect, gas fireplace set within feature surround, radiator, ceiling light point, wooden flooring, open plan with Dining Room

### Dining Room

uPVC double glazed double doors to rear aspect leading to garden, radiator, ceiling light point, wooden flooring

### Kitchen/Diner

uPVC door with double glazed insert to side aspect leading to garden, uPVC double glazed window to rear aspect, range of wall and base units with worktop over and tiled splashback, integrated electric oven with gas hob and cooker hood over, space for fridge/freezer, dishwasher, washing

machine, and dining table, door leading to integral garage, radiator, spotlights,

### Master Bedroom

uPVC double glazed window to front aspect, radiator, ceiling light point

### En-Suite

uPVC opaque double glazed window to side aspect, walk in shower, vanity hand wash basin, low level WC, tiled walls, radiator, ceiling light point

### Bedroom 2

uPVC double glazed window to rear aspect, radiator, ceiling light point

### Bedroom 3

uPVC double glazed window to rear aspect, radiator, ceiling light point

### Family Bathroom

uPVC opaque double glazed window to side aspect, bath with shower over, vanity hand wash basin, low level WC, heated towel rail, ceiling light point - recently renovated

### Rear Garden

Private and secure rear garden, enclosed with timber fencing, laid to astro turf, flowerbeds, range of established trees, hedges and shrubs, paved path around either side of property with gravel features and front access gates, timber storage shed, outside lights and water supply, paved steps leading down to timber gate allowing access to small stream

### Garage

Integral to bungalow with electric garage door, wall mounted boiler, lighting and power





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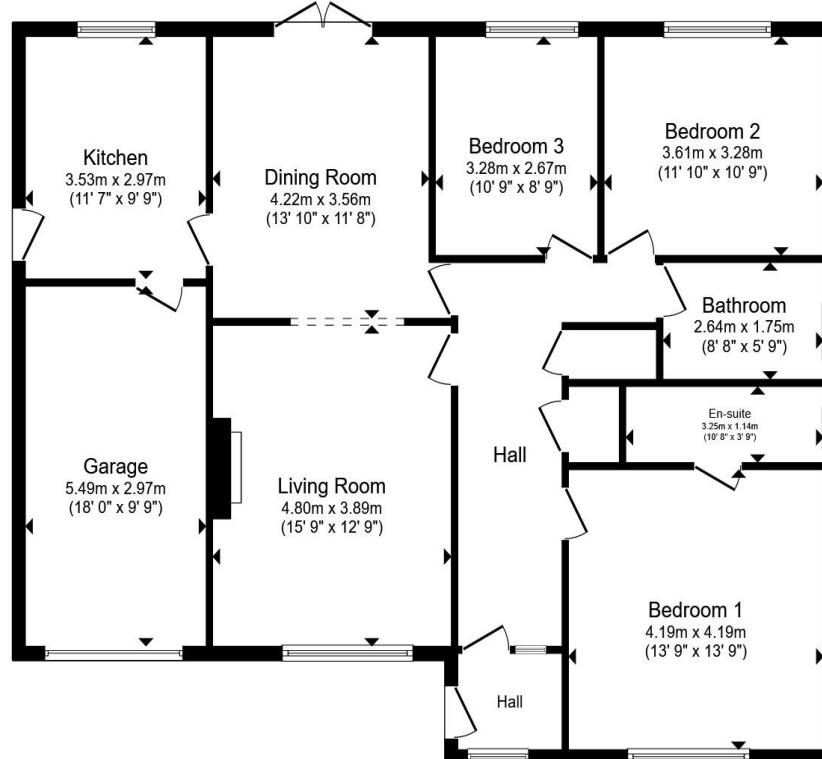
## Woodbury Lane, Axminster

- DETACHED THREE BEDROOM BUNGALOW
- COUNCIL TAX BAND F
- SPACIOUS OPEN PLAN LOUNGE & DINING ROOM
- KITCHEN/DINER
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£460,000**



Total floor area 128.7 m<sup>2</sup> (1,386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
AXM104799 - 0003

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