



54 Willhayes Park, Axminster, EX13 5QW

Guide Price £229,000 Freehold

- Two Bedroom Semi-Detached Bungalow
- Conservatory/Utility Room
- Driveway Parking
- Lounge
- Shower Room
- Enclosed Rear Garden with a Cabin
- Kitchen
- Single Garage

54 Willhayes Park, Axminster EX13 5QW

Located in the popular Willhayes Park, Axminster, this delightful two-bedroom semi-detached bungalow offers a cosy reception room, ideal for relaxation and entertaining guests, providing a warm and inviting atmosphere. The bungalow features a well-appointed shower room, ensuring practicality for everyday living. A standout feature of this home is the conservatory, which serves as a versatile utility room, allowing for additional space that can be tailored to your needs, whether it be for laundry, storage, or simply enjoying the natural light.

Outside is an enclosed rear garden, a private sanctuary perfect for outdoor activities or quiet contemplation. The garden also includes a charming cabin, which could serve as a delightful retreat, a home office, or a creative space, adding to the appeal of this lovely property.



Council Tax Band: C



Hallway

A welcoming hallway with doors leading to the accommodation with an useful storage cupboard that houses a wall mounted gas fired boiler. Smoke detector and loft access with a loft ladder overhead.

Lounge

12'2" x 12'9" (3.73 x 3.90)

This well appointed living room, features a stylish mantelpiece, which serves as the focal point of the room and a front-facing window, creating a bright and welcoming ambiance.

Kitchen

7'6" x 9'4" (2.31 x 2.85)

This beautifully designed kitchen featuring sleek light grey cabinetry paired with stainless steel hardware for a contemporary finish. The space is equipped with a built-in oven, electric cooktop, slimline dishwasher and a stylish white subway tile backsplash. Enjoy generous counter space with light-toned worktops, perfect for cooking and entertaining. Warm wood-style flooring complements the modern aesthetic, while a window above the sink fills the room with natural light. A door opens into a bright and airy conservatory,

Conservatory

11'5" x 7'3" (3.50 x 2.23)

This conservatory/utility room offers the perfect blend of practicality and style. Flooded with natural light from windows and a translucent roof, the space feels open and inviting. Modern cabinetry houses a a sink and has space and plumbing for white goods underneath, while generous countertops provide ample workspace for laundry and household tasks. Direct doors to the garden and the garage enhances convenience.

Bedroom 1

10'7" x 10'0" (3.23 x 3.06)

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

Bedroom 2

7'1" x 9'3" (2.16 x 2.84)

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

Shower Room

5'4" x 3'3".311'8" (1.65 x 1.95)

The shower room offers a walk-in shower enclosed by glass doors, the space is finished with grey tiles that run seamlessly from floor to ceiling, creating a refined and cohesive look. An opaque window, ensures privacy while brightening the room. The vanity area includes a stylish white basin and low level hand flush w.c. set within a vanity unit with drawers, paired with a mirrored cabinet for added convenience. Further benefitting from a dual fuel heated towel rail that runs of both the electrics and central heating.

Garage

8'4" x 17'5" (2.55 x 5.32)

A single garage with an electric roller garage door to the front aspect and a wooden door to the rear grants access to the garden. The garage further benefits from electric lighting and power.

Outside

This home enjoys a landscaped garden and a thoughtfully designed outdoor area, perfect for entertaining or relaxing in style. A wooden deck serves as the heart of the backyard, ideal for al fresco dining or enjoying a quiet morning coffee. The well-maintained lawn is bordered by lush greenery, creating a private and tranquil setting. The standout feature of the garden is the external cabin that can serve a variety of functions dependent on the needs to the home. Due to being double insulated the cabin is perfectly placed to be used as a home office or studio all year round as it features an electric radiator, power, internal and external lighting and a cloakroom with a fitted white suite comprising a low level hand flush w.c. and a pedestal hand wash basin.

Agents Notes

Tenure: Freehold

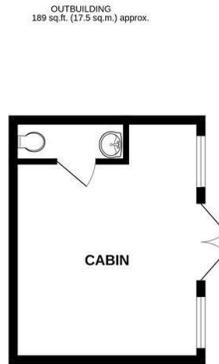
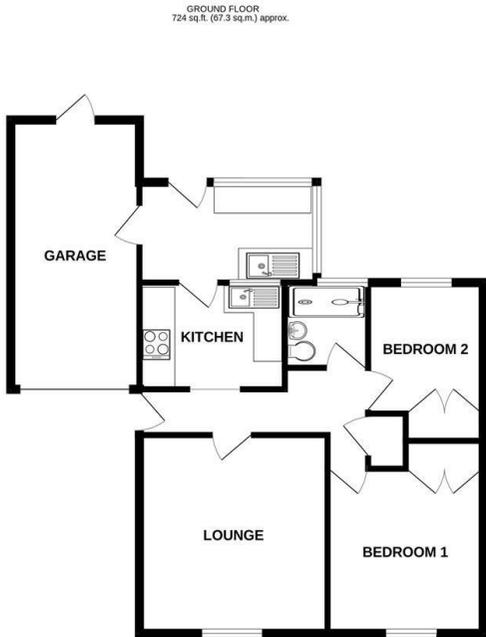
Local Authority: East Devon District Council

Tax Band: C

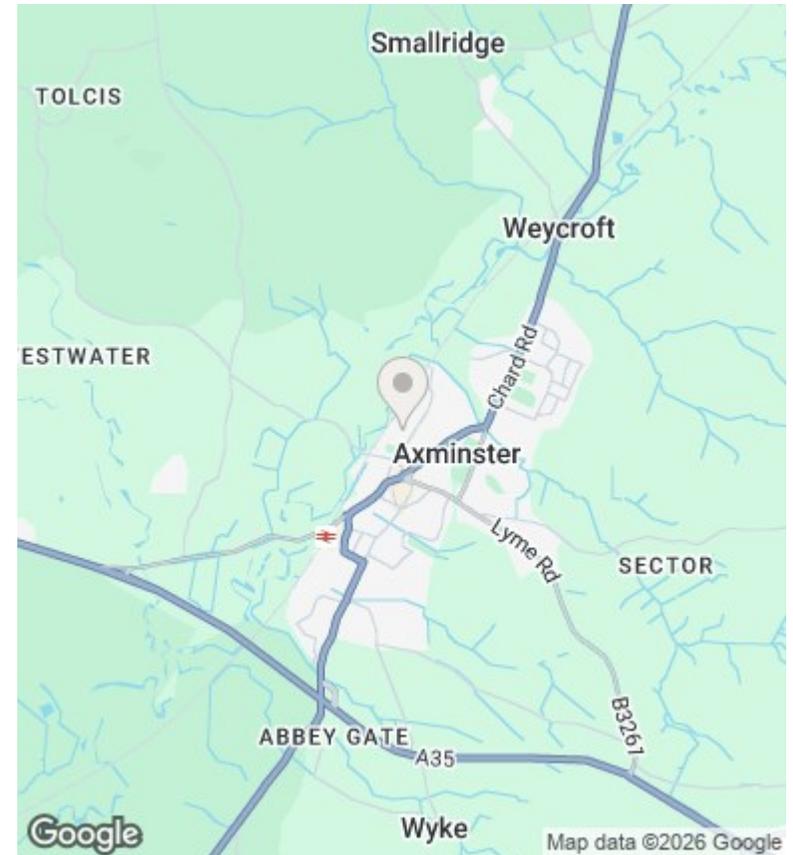
Utilities: All utilities are mains connected

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



TOTAL FLOOR AREA: 913 sq.ft. (84.8 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 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 right follow the road and take the next right. The property can shortly be found on the left hand side.

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(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	