



Willhayes Park, Axminster EX13 5QW

welcome to

Willhayes Park, Axminster

Fox & Sons are delighted to bring to the market this lovely two-bedroom semi-detached bungalow, pleasantly situated in a quiet cul-de-sac location close to the centre of the historic market town of Axminster.

Front Garden

Decorative gravel area with established trees and planting, driveway leading to front door with outside light

Entrance Hallway

Entered via uPVC front door, doors leading to subsequent rooms, built in storage cupboard, loft hatch, wooden flooring, radiator, ceiling light points

Lounge

uPVC double glazed window to front aspect, electric fire housed within feature surround, wooden flooring, radiator, ceiling light point

Kitchen

uPVC double glazed window and door to rear aspect, contemporary wall and base units with worktop over, drainer sink, space for freestanding cooker, washing machine and dishwasher, wall mounted boiler, radiator, ceiling light point

Conservatory

uPVC double glazed windows to rear and side aspects, uPVC door to side aspect leading to rear garden, door leading to garage, radiator, wall light point

Bedroom 1

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

Bedroom 2

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

Wet Room

uPVC opaque double glazed window to rear aspect, shower, low level WC, hand wash basin, tiled walls, extractor fan, ceiling light point

Rear Garden

Enclosed by timber fencing and offering a lovely outdoor space with a pretty circular paved patio feature and small pond, complemented by a variety of established plants, mature trees and well-stocked flowerbeds, creating colour and interest throughout the seasons. The garden also benefits from an outside power supply

Garage

Attached garage with electric door, power and lighting





view this property online fox-and-sons.co.uk/Property/AXM105171



welcome to

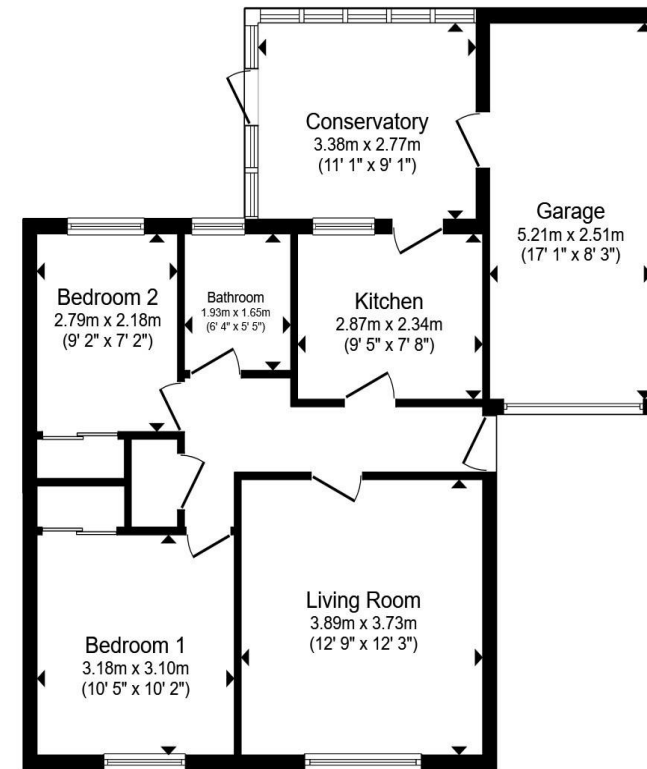
Willhayes Park, Axminster

- TWO-BEDROOM SEMI-DETACHED BUNGALOW
- COUNCIL TAX BAND C
- NO ONGOING CHAIN
- BRIGHT & SPACIOUS LOUNGE
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



Total floor area 74.9 m² (807 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

 fox & sons

view this property online fox-and-sons.co.uk/Property/AXM105171



Property Ref:
AXM105171 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk