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11 Salway Gardens, Axminster, EX13 5DA

Guide Price £199,950 Freehold

- Detached two-bedroom bungalow
- Kitchen
- Single garage Driveway parking
- Excellent modernisation and upgrade potential
- Bathroom
- Suitable for one or two person occupancy
- Lounge
- Enclosed low maintenance rear garden

Westminster House, West Street, Axminster, Devon, EX13 5NX
01297 631199

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11 Salway Gardens, Axminster EX13 5DA

This detached two-bedroom bungalow is offered **for sale** in Axminster and represents an opportunity for buyers seeking a property that **needs modernising** and can be tailored to their own requirements.

The accommodation comprises one reception room, one kitchen, two double bedrooms and one bathroom. The layout is well suited to those looking for single-storey living, with the potential to reconfigure or update to suit individual needs. The property has an EPC rating of D and falls within Council Tax Band C.

This detached bungalow presents a straightforward footprint in a convenient East Devon setting, suitable for buyers looking to undertake modernisation works and create a home to their own specification.

2 1 1 D

Council Tax Band: C





Hall
Doors leading to the accommodation, radiator and loft access overhead.

Kitchen
10'7" x 7'3" (3.24 x 2.21)
Fitted with a range of matching wall and base nits with work tops over. Comprising a stainless steel sink and drainer with a window to the front aspect. Fitted with a cooker unit with an extractor hood above. Further benefiting from space for a free standing fridge freezer and space and plumbing for a washing machine and dishwasher. Further benefiting from a radiator and a fuse box and a airing cupboard housing the immersion tank.

Lounge
11'5" x 13'5" (3.49 x 4.11)
Featuring an electric fireplace set within a feature surround and window to the front aspect and radiator.

Inner Hall
Doors leading to the accommodation with an airing cupboard.

Bedroom 1
11'6" x 8'5" (3.51 x 2.57)
A double bedroom with a window to the rear aspect, radiator and a fitted wardrobe with a sliding glass fronted door.

Bedroom 2
8'7" x 8'3" (2.62 x 2.54)
A double bedroom with a window to the rear aspect and radiator.

Bathroom
Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a bath unit with a shower over taps. Further benefiting from an opaque window to the side aspect and radiator.

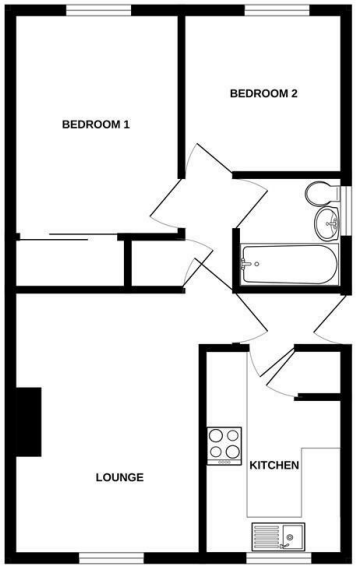
Outside
A low maintenance fully enclosed rear garden laid to patio with a side access gate.

Garage
16'9" x 8'2" (5.13 x 2.51)
A single garage with a single garage door to the front aspect and driveway parking to the front.

Location
Axminster is a historic market town in East Devon, known for its traditional high street, range of independent shops, supermarkets and essential amenities. Axminster train station provides direct services to Exeter and London Waterloo via the West of England Main Line. Typical journey times are around 35–40 minutes to Exeter St Davids and approximately 2 hours 45 minutes to London Waterloo, offering practical rail options for commuters and regular travellers.

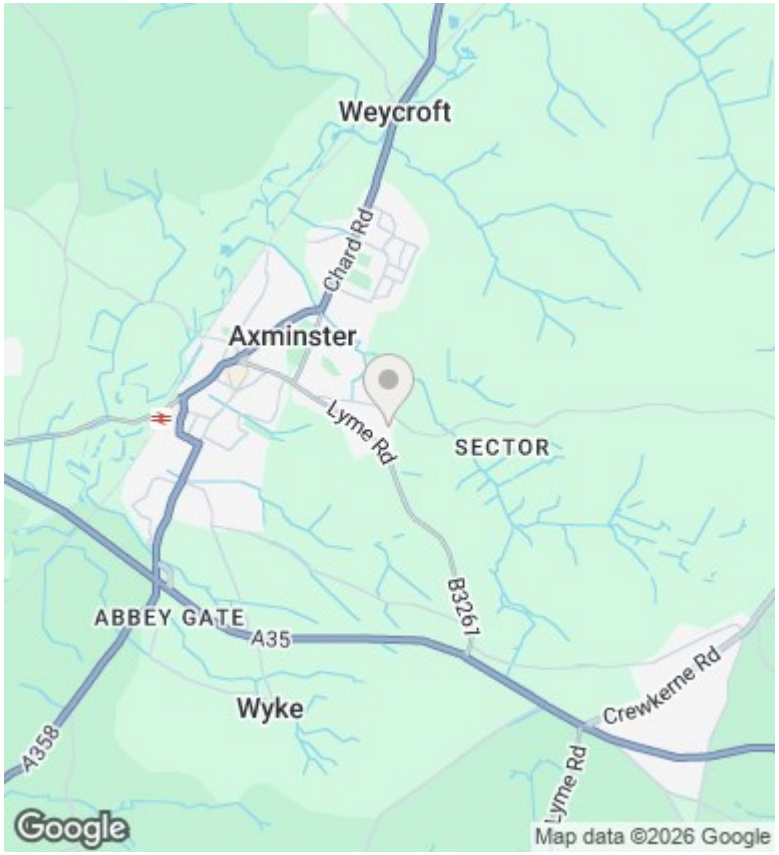
Agents Notes
Tenure: Freehold
Local Authority: East Devon District Council
Tax Band: C
Utilities; All utilities are mains connected
Broadband: Fibre to the Cabinet Broadband is available to order. Please visit openreach.com for more information
Mobile phone coverage: For more information can be found checker.ofcom.org.uk
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 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

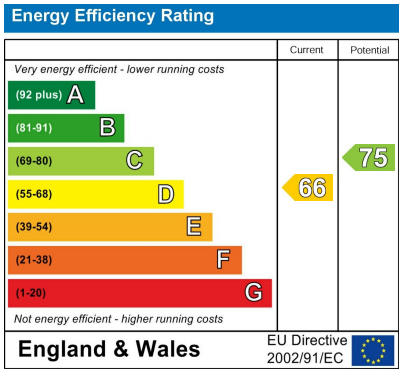
From our office in Axminster proceed through the town centre, up the Lyme Road and turn left into Sector Lane. Continue up and Salway Gardens is the last cul-de-sac on the right hand side.

Viewings

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

Council Tax Band

C



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