



1 Halletts Way, Axminster, EX13 5NB

Guide Price £345,000 Freehold

- Three Bedroom Detached Bungalow
- Dining Room
- Enclosed Rear Garden
- Lounge
- Bathroom
- Off Road Parking
- Kitchen
- Master En-Suite Bedroom
- Studio/Workshop

1 Halletts Way, Axminster EX13 5NB

This three-bedroom detached bungalow in Axminster is for sale and offers well-balanced accommodation in good condition, ideal for those seeking single-storey living with practical spaces inside and out.

Inside, the property provides two reception rooms, giving flexibility for both a comfortable living area and a separate dining or family space. The fitted kitchen serves as a central hub, with easy access to the rest of the bungalow. There are three double bedrooms, offering generous sleeping accommodation. The main bedroom benefits from its own en-suite, while a further bathroom serves the remaining bedrooms and guests.

Outside, the garden offers useful outdoor space for relaxing, entertaining or gardening, with scope to arrange seating and planting to suit your needs. The bungalow further enjoys a separate studio/workshop providing extra space for a variety of functions.



Council Tax Band: E



Entrance Hall

Doors leading to the accommodation with separate storage and airing cupboards. Smoke detector and loft access overhead.

Lounge

15'6" x 11'7" (4.73 x 3.55)

With a feature box bay window to the front aspect and an effect fireplace with mantle, hearth and surround. Further benefiting from two radiators.

Kitchen

9'1" x 12'10" (2.79 x 3.92)

Fitted with a range of matching wall and base units with a window to the rear aspect. The kitchen comprises an inset one and a half bowl sink and drainer with space and plumbing for two white goods underneath. Continuing round to an eye level double oven, fitted fridge freezer and a four ring gas hob with an extractor hood above.

Dining Room

9'3" x 8'7" (2.82 x 2.62)

A useful second reception room adjacent to the kitchen and lounge and is perfectly placed with be used as a dining room. With French doors that open onto the garden and a radiator.

Bathroom

Fitted with a white suite comprising a bath unit with a wall mounted shower attachment. Continuing round to a low level hand flush w.c. and a pedestal hand wash basin. Further benefiting from a heated towel rail.

Master Bedroom

11'8" x 12'8" (3.56 x 3.88)

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

En-Suite

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

Bedroom 2

8'1" x 14'2" (2.47 x 4.33)

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

Bedroom 3

9'1" x 10'8" (2.77 x 3.27)

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

Studio

17'1" x 16'10" max (5.22 x 5.14 max)

This useful studio is perfectly placed to be used for a variety of functions, whether as a studio, home office or workshop. Featuring two sliding doors to the front aspect and a window to the side aspect and benefiting from electric heating, power and lighting.

Outside

The property enjoys and fully enclosed rear garden which is predominantly laid as a patio seating area lined by a well established and maintained flowerbed featuring a variety of plantations.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: E

Utilities: All utilities are main connected

Broadband: Fibre to cabinet broadband is available. Please visit openreach.com for more information

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

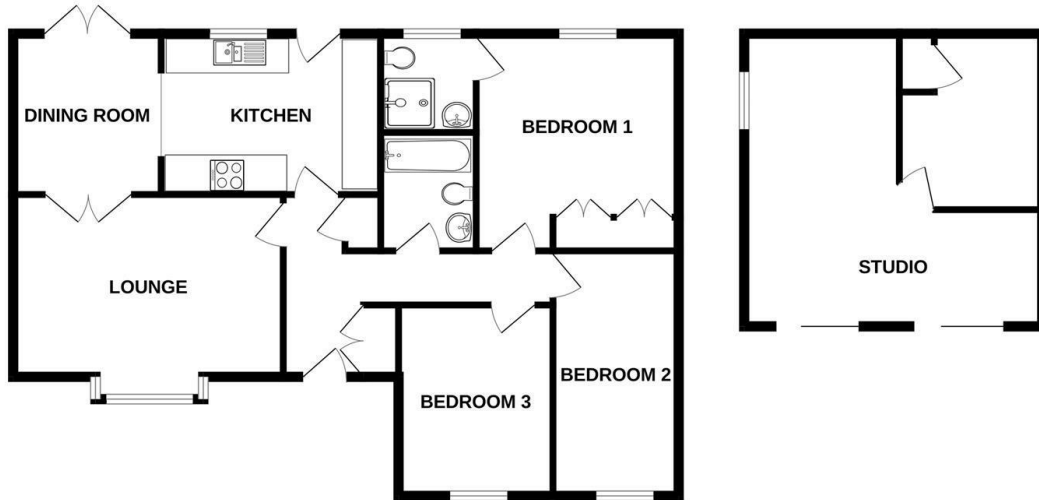
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

Local Area

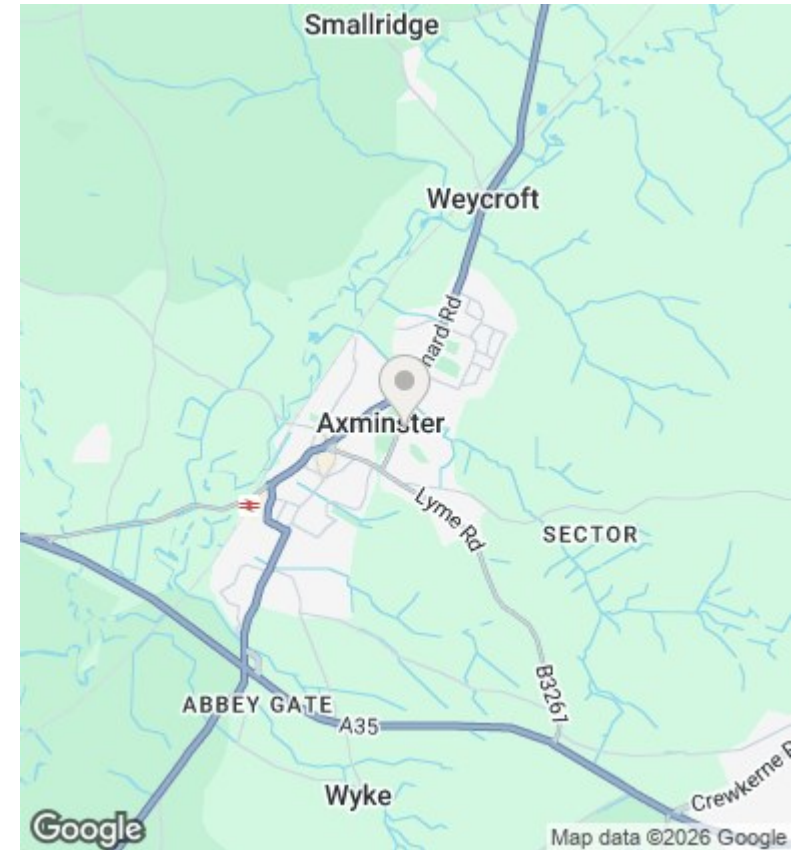
The bungalow is located in the market town of Axminster, known for its traditional high street with independent shops, local services and places to eat. Nearby, you'll find green spaces and countryside walks, with the Jurassic Coast at Lyme Regis reachable by a short drive for coastal days out.

Axminster railway station provides direct services to Exeter and London Waterloo, making it a convenient option for commuters or regular travellers; journeys to Exeter St Davids typically take around 40–50 minutes, while services to London Waterloo are usually just under 3 hours. Local bus routes also link Axminster with surrounding towns and villages.

GROUND FLOOR
1164 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 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 into the town centre turning left onto Chard Road at the George Hotel. Proceed up the hill past the hospital and down to the round about. At the roundabout turn right into Stoney Lane. Take the next turning on the left into Halletts Way.

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	