



Orchard Garth, Shute, Axminster EX13 7PU

welcome to

Orchard Garth, Shute, Axminster

Fox & Sons are delighted to bring to the market this spacious three/four bedroom bungalow, set in an enviable elevated position in the pretty village of Shute, and offering stunning long range countryside views.

Entrance Porch

Accessed via front door, uPVC double glazed windows to front and side aspects, ceiling light point

Entrance Hallway

Entered via uPVC door with opaque double glazed insert, doors leading to subsequent rooms, radiator, ceiling light point

Cloakroom

Hand wash basin with tiled splashback, low level WC, ceiling light point

Kitchen/Diner

uPVC double glazed window to front aspect with views to countryside beyond, uPVC double glazed window to side aspect, range of wall and base units with worktop over and tiled splashback, integrated dishwasher, space for freestanding oven (cooker hood over) and fridge, stainless steel drainer sink, space for dining area, radiator, ceiling light points

Snug/Bedroom 2

uPVC double glazed window to front aspect with views to countryside beyond, electric fireplace set within feature surround, internal window through to conservatory, radiator, ceiling light point

Utility Room

uPVC opaque double glazed window to rear aspect, wall and base unit with worktop over, space for two free standing domestic appliances and fridge/freezer, radiator, ceiling light point

Back Porch

uPVC door with double glazed insert leading to parking area at the back of property, uPVC double glazed window to rear aspect, doors leading to subsequent rooms, built in cupboard housing boiler,

wall mounted fuseboard, radiator, ceiling light point

Lounge

uPVC double glazed sliding doors leading through to conservatory, feature brick fireplace, sun tunnel, radiator, ceiling light point

Conservatory

uPVC double glazed windows on 3 aspects with views to countryside beyond, uPVC double glazed double doors leading to outside patio, radiator, wall light points

Inner Hallway

Built in storage cupboard, doors leading to subsequent rooms, radiator, ceiling light point

Bedroom 1

uPVC double glazed windows to front aspect (with views to countryside beyond) and side aspect, built in wardrobes, drawers and vanity unit, radiator, ceiling light point

Bedroom 4

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

Bedroom 3

uPVC double glazed window to side aspect, loft hatch, radiator, ceiling light point

Bedroom 3 En-Suite

uPVC opaque double glazed window to side aspect, shower with tiled surround, hand wash vanity basin with tiled splashback, low level WC, radiator, ceiling light point





Family Bathroom

uPVC opaque double glazed window to rear aspect, corner Jacuzzi bath, walk in shower, hand wash basin, part tiled walls, low level WC and bidet, heated towel rail, loft hatch, ceiling light point

Double Garage

With two up and over garage doors, power and lighting

Driveway

Sloping drive leading up to the property with parking behind for numerous vehicles. There is also a separate outside WC

Garden

Wrap around garden with beautiful countryside views, predominantly laid to lawn set over various terraces, patio area to front of property, pond, oil tank, greenhouse, garage/workshop with lighting and power, 2 x sheds, range of established trees, hedges and plants



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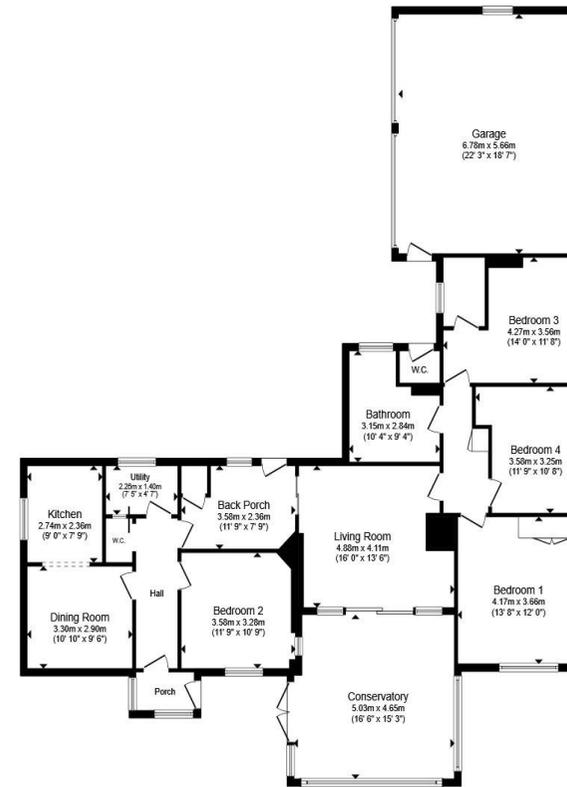
Orchard Garth, Shute, Axminster

- DETACHED BUNGALOW
- COUNCIL TAX BAND F
- THREE/FOUR BEDROOMS
- KITCHEN/DINER
- SPACIOUS LOUNGE & CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£495,000



Total floor area 190.1 m² (2,047 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



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Property Ref:
AXM104931 - 0002

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