

**Axminster Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**1 Eldridge House, Chard Road, Axminster, Devon, EX13 5GB**  
**Asking Price £230,000**



## 1 Eldridge House, Chard Road, Axminster, Devon, EX13 5GB

Asking Price £230,000

Spacious three bedroom end of terrace house on the outskirts of Axminster benefitting from rear garden, spacious kitchen, conservatory and allocated parking space.





## Property Details

- Three bedrooms
- Spacious Accommodation
- Kitchen with island
- Garden
- En Suite Bathroom
- Parking

### THE PROPERTY

Situated on the outskirts of Axminster, this well-proportioned three-bedroom end-of-terrace home offers spacious accommodation with great potential and would benefit from some light cosmetic improvement, making it an excellent opportunity for buyers looking to add their own touch.

The ground floor includes an entrance hallway leading to a good-sized lounge with a front-facing aspect and useful under-stairs storage. The kitchen is fitted with a range of cream shaker-style units complemented by wooden worktops and a white ceramic one-and-a-half bowl sink with drainer. Integrated appliances include a double oven and gas hob with extractor above, while there is also space for freestanding appliances such as a washing machine and dishwasher. A central island provides additional workspace and a sociable focal point to the room.

From the kitchen, a door leads to a rear lobby giving access to the cloakroom/WC and the large conservatory. The conservatory offers a versatile second reception or dining area, featuring double patio doors that open directly onto the rear garden.

Upstairs, the landing provides access to all rooms along with an airing cupboard and an additional storage cupboard. The main bedroom overlooks the rear garden and includes a built-in wardrobe and an en-suite shower room. Bedroom two is a double room with a front-facing aspect, while bedroom three is a single front-aspect room that also lends itself well to use as a home office or study. The family bathroom comprises a white suite including a bath, pedestal hand wash basin, and WC.

### OUTSIDE

Outside, the property features a fully enclosed rear garden, mainly laid to lawn with mature shrubs and a gravelled section housing a useful garden shed. A gate provides access to an allocated parking space located beneath a covered car port.

### LOCATION & LIFESTYLE

Axminster is an East Devon market town offering a sense of community and a full range of local amenities, including Tesco and Co-op supermarkets, a leisure centre with swimming pool, general hospital and a variety of independent shops and cafes. The train station provides services to London Waterloo and Exeter.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: Gas Central Heating

Construction Type: Conventional Brick and block construction with a tiled roof.

Flood Risk: Refer to .GOV Website

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside on some major networks, please refer to Ofcom website.

Parking: Parking space under car port.

### SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: B (East Devon)

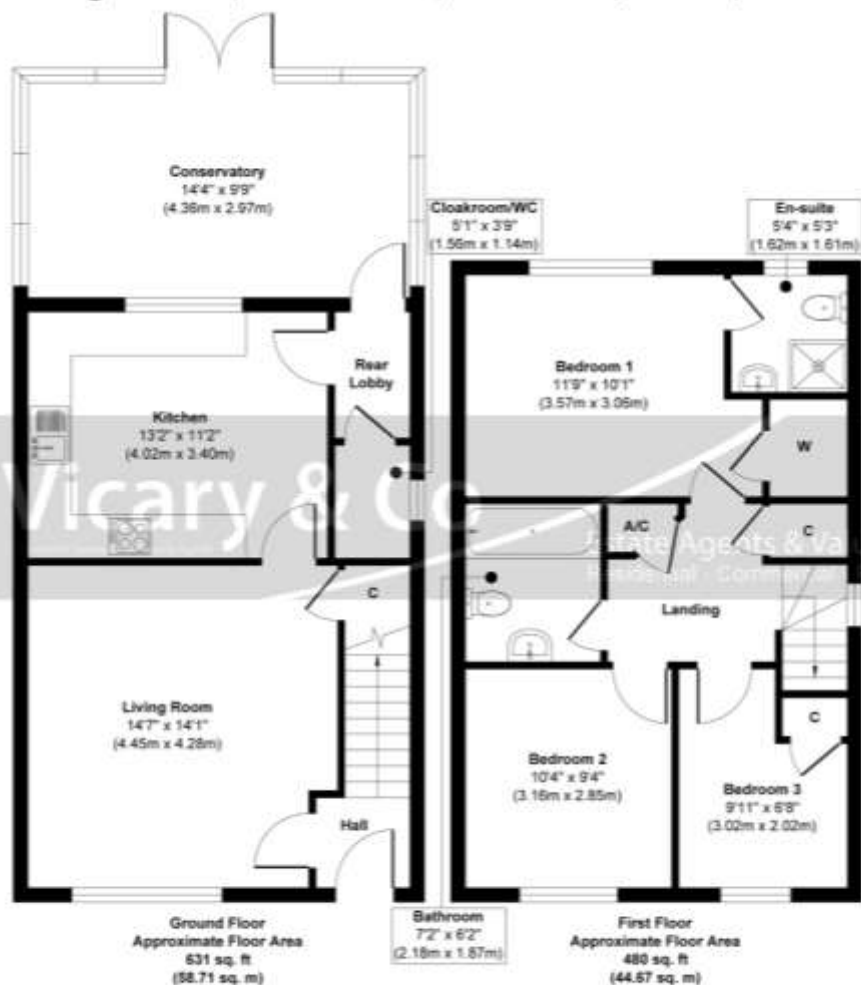
EPC: C (76)

### VIEWINGS

Strictly by appointment only with Vicary & Co



## Eldridge House, Chard Road, Axminster, Devon, EX13 5GB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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