



52 Woodbury Park, Axminster, EX13 5QY

Guide Price £225,000 Freehold

- Two Bedroom End Of Terrace House
- Family Bathroom
- No Onward Chain
- One reception Room
- Enclosed Rear Garden
- Kitchen
- Single Garage

52 Woodbury Park, Axminster EX13 5QY

This two-bedroom end of terrace house is ****for sale**** in the popular market town of Axminster, offering practical living space in good condition and an open-plan layout to the main reception area.

The property features one open-plan reception room, providing space for both sitting and dining areas. There are two double bedrooms, giving flexible options for couples, small families, or those needing a guest room or home office. The home also includes a bathroom.



Council Tax Band: B



Entrance Hall

Door leading to the accommodation, radiator and stairs ascending to the first floor.

Lounge Area

10'4" x 15'5" (3.17 x 4.70)

The lounge area enjoys a feature fireplace with a stone mantle and surround. Further benefiting from a window to the front aspect and a radiator.

Dining Area

12'4" x 7'4" (3.77 x 2.26)

The dining area enjoys a window to the rear aspect that overlooks the garden. Further benefiting from a radiator and a understairs storage cupboard.

Kitchen

7'3" x 8'9" (2.23 x 2.69)

Fitted with a range of matching wall and base units with work top over comprising a four ring gas hob with an extractor hood above and an oven underneath. Continuing round to a stainless steel sink and drainer, fitted fridge freezer, slimline dishwasher and integrated washer dryer.

Landing

Doors leading to the accommodation, loft access and smoke detector.

Bedroom 1

15'3" x 10'7" (4.65 x 3.25)

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

Bedroom 2

13'4" x 8'6" (4.07 x 2.61)

A double bedroom with a window to the rear aspect, enjoying elevated views. Further benefiting from a radiator and a storage cupboard.

Bathroom

6'3" x 5'10" (1.92 x 1.80)

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 rear aspect.

Outside

The property enjoys an enclosed rear garden predominantly laid to lawn with a wooden decked seating area at the rear.

Garage

4.76 x 2.42

Located in a separate block away from the property the single garage has a up and over garage door.

Location

Axminster itself is known for its traditional market-town character and range of local amenities, including supermarkets, independent shops and cafés. The town centre also offers everyday services such as pharmacies, a post office and convenience stores.

Outdoor spaces are a key attraction of the area. Nearby you'll find access to the East Devon countryside and the wider Blackdown Hills Area of Outstanding Natural Beauty, with a choice of walking routes and scenic viewpoints. The Jurassic Coast at Lyme Regis and Seaton is also reachable by car, offering beaches and coastal paths.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

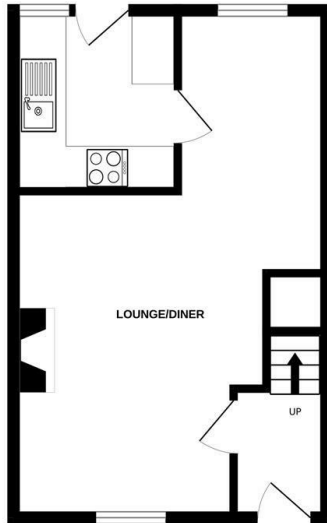
Utilities: All utilities are mains connected

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

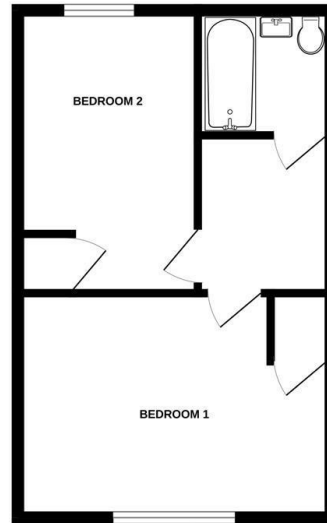
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

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

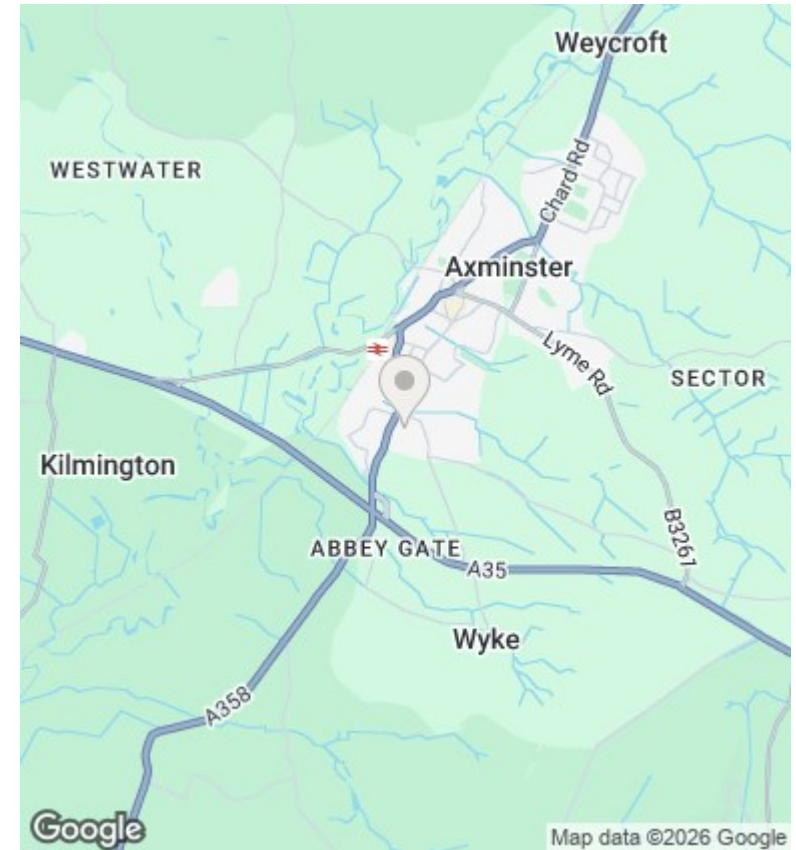
GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 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 West Street proceed down towards the roundabout. Take the first left onto the A358 and follow the road around to the Musbury Road, continue towards the outskirts of Axminster and take the next left, sign posted Woodbury Park. Proceed up the hill taking the next turning on the right hand side and the property will be found on the right hand side.

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	