



## 70 Willhayes Park, Axminster, EX13 5QW

Guide Price £279,995 Freehold

- Three Bedroom Semi-Detached House
- Family Bathroom
- Single Garage and Off Road Parking
- Lounge/Diner
- Cloakroom
- Kitchen
- Enclosed Rear Garden

# 70 Willhayes Park, Axminster EX13 5QW

This delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for families or those seeking a peaceful retreat, the property boasts a spacious lounge that invites relaxation and social gatherings. The well-appointed kitchen provides ample space for culinary creativity, making it a wonderful hub for family meals.

The property features three generously sized bedrooms and the family bathroom is thoughtfully designed, catering to the needs of modern living. Outside, the enclosed garden presents a private oasis, perfect for enjoying sunny days or hosting barbecues with friends and family. The property includes parking for two vehicles, along with a garage, providing both security and convenience.



Council Tax Band: C



### **Porch**

A front porch, ideal for hanging raincoats and wellies, benefitting from underfloor heating.

### **Cloakroom**

5'2" x 3'4" (1.59 x 1.02)

A white suite fitted with a low level hand flush w.c and a hand wash basin. An opaque window to the side aspect.

### **Hallway**

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

### **Lounge/Diner**

17'0" x 11'9" (5.20 x 3.60)

A spacious reception room benefitting from a window to the front aspect and two radiators. A door leads to an under stair storage cupboard.

### **Kitchen**

15'1" x 7'5" (4.62 x 2.28)

Fitted with a range of matching wall and base units with work tops over and part tiled splashback walls. Comprising of an integral fridge freezer, a four ring electric hob with an extractor hood above and a oven underneath. Continuing round to a stainless steel sink and drainer with mixer tap. A window to the rear aspect overlooks the rear garden. Complete with inset downlights, radiator, smoke detector and fuse box

### **Landing**

With an oak hand rail and balustrade and doors leading to the first floor accommodation. Loft access and a smoke detector overhead. An airing cupboard houses a wall mounted boiler.

### **Bedroom 1**

8'8" x 12'1" (2.66 x 3.70)

A double bedroom with a fitted double wardrobe and window to the front aspect, which enjoys partial rural views. Further benefitting from a radiator.

### **Bedroom 2**

8'8" x 10'2" (2.66 x 3.12)

A double bedroom with a fitted double wardrobe and window to the rear aspect and radiator.

### **Bedroom 3**

7'4" x 6'1" (2.24 x 1.86)

A flexible single bedroom, with a window to the front aspect, benefitting from partial rural views and a radiator.

### **Family Bathroom**

6'5" x 6'1" (1.97 x 1.86)

Fitted with a white suite and part tiled splashback walls, comprising a low level hand flush w.c., a pedestal hand wash basin and a panelled bath unit with a wall mounted shower attachment. An opaque window to the rear aspect, towel rail, extractor fan and inset downlights.

### **Outside**

Accessed from the kitchen this fully enclosed wrap around rear garden features a wall lined wooden decked seating area with water tap and outdoor power sockets. Leading to a laid to lawn garden with an access gate to the front of the property.

### **Garage**

A single garage benefitting from lighting and power with an up and over door to the front aspect with off road parking to the front.

### **Agents Notes**

Tenure: Freehold

Local Authority: East Devon District Council

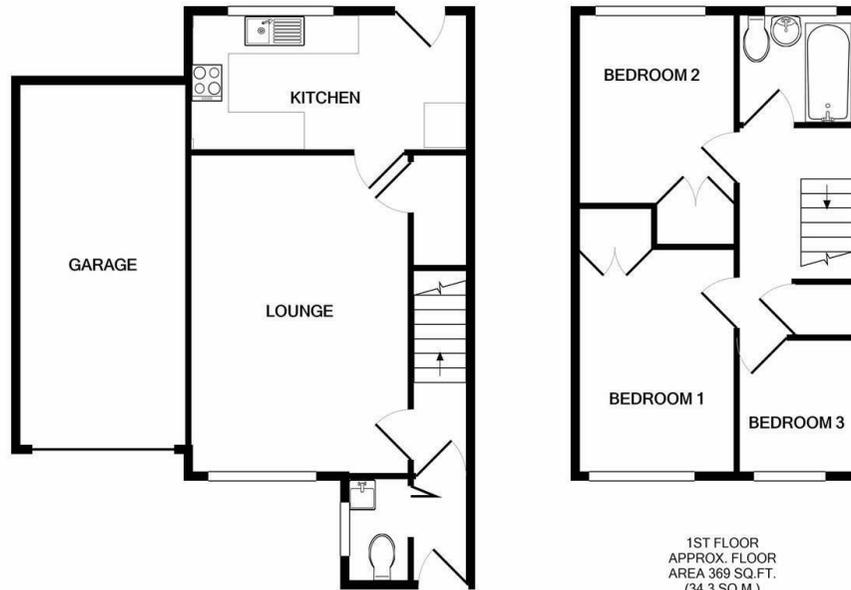
Tax Band: C

Utilities: All utilities are mains connected

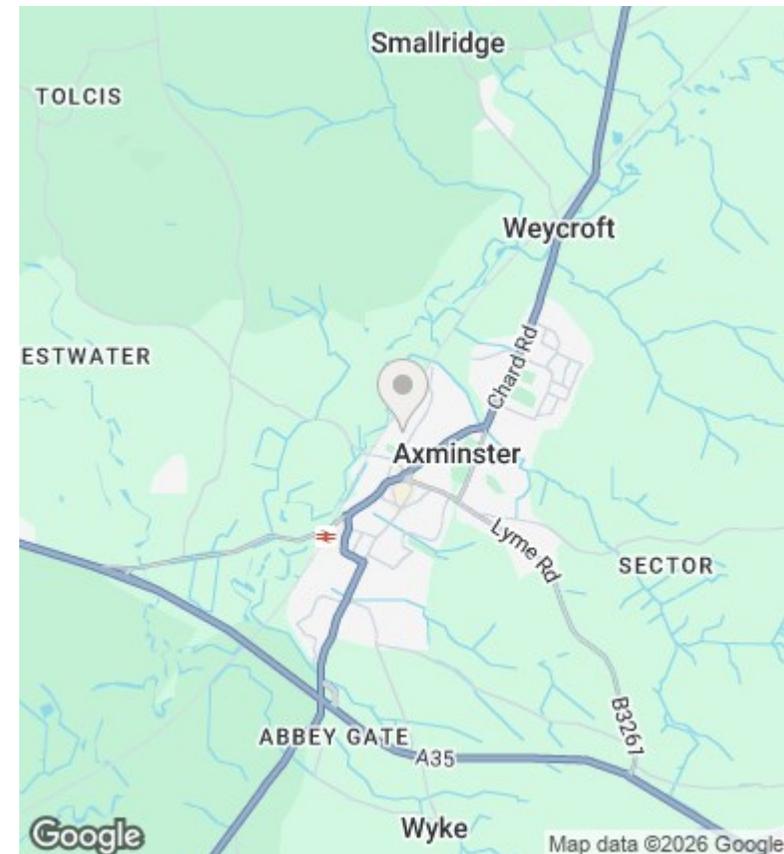
Broadband: Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to [openreach.com](http://openreach.com) for more information.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flooding: Medium risk from flooding rivers and sea. Very low risk from flooding from surface water



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 towards the town centre and turn left into Castle Street, take the next turning right into North Street. Proceed along North Street and take the first left into Willhayes Park. Follow the road down and turn right the property will shortly be found on the right hand side.

### Viewings

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

### Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	