



16 Brunenburg Way, Axminster, EX13 5RD

Guide Price £350,000 Freehold

- Three Bedroom Detached Bungalow
- Family Bathroom
- Garage and Driveway Parking
- Lounge
- Shower Room
- Kitchen/Diner
- Enclosed Rear Garden

16 Brunenburg Way, Axminster EX13 5RD

This detached three-bedroom bungalow is for sale in the popular East Devon town of Axminster, offering comfortable single-storey living in good condition.

Inside, you'll find a welcoming reception room featuring a fireplace, creating a cosy focal point for relaxing or entertaining. The separate kitchen includes space for dining, making it a practical hub for everyday meals and get-togethers. Sleeping accommodation comprises two double bedrooms and one single bedroom, providing flexibility for families, guests, or a home office. The property also benefits from two bathrooms, helping to ease the morning routine.

Outside, there is a garden offering private outdoor space, along with a single garage providing useful parking or storage.

Overall, this detached bungalow presents a well-laid-out three-bedroom home with garden and garage in a well-connected East Devon setting.



Council Tax Band: D



Porch

A porch entrance, perfect for storing boots and coats.

Entrance Hall

Doors leading to the accommodation with a storage cupboard housing a boiler that was installed approximately two years ago. Further benefiting from a smoke detector and a loft access overhead.

Shower Room

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin and a corner shower unit with a wall mounted main shower. Further benefiting from an opaque window to the front aspect, a heated towel rail and loft access.

Lounge

15'8" x 10'5" (4.80 x 3.19)

Featuring a multi-fuel fireplace with a window to the front aspect and a radiator.

Kitchen/Diner

19'1" x 10'2" (5.83 x 3.11)

Fitted with a range of matching wall and base units with work tops over comprising a stainless steel one and a half bowl sink and drainer with a window to the rear aspect. Continuing round to a four ring electric hob with an oven underneath and an extractor hood above. The kitchen further benefits from an integral slim line dishwasher and fridge freezer. Space and plumbing for a free standing washing machine. The dining area enjoys a sliding patio door that grants access onto the garden.

Bedroom 1

12'9" x 9'9" (3.91 x 2.98)

A double bedroom with a window to the front aspect, radiator and fitted wardrobe space.

Bedroom 2

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

Bedroom 3

7'1" x 10'4" (2.18 x 3.17)

A single bedroom with a window to the rear aspect, a radiator and an open wardrobe space.

Family Bathroom

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a bath unit with centre taps. Further benefiting from an opaque window to the side aspect and a heated towel rail.

Outside

The property enjoys an enclosed garden that is predominantly a brick laid to patio with a raised lawn area that incorporates a small fish pond.

Garage

11'11" x 17'5" (3.65 x 5.31)

With an up and over garage door with parking for two cars to the front. Benefiting from power, lighting and a work bench area.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

Broadband: Fibre to Cabinet Broadband with a full fibre connection is available. For more information go to openreach.com

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

Utilities: Mains gas, mains electric, mains water and mains drainage.

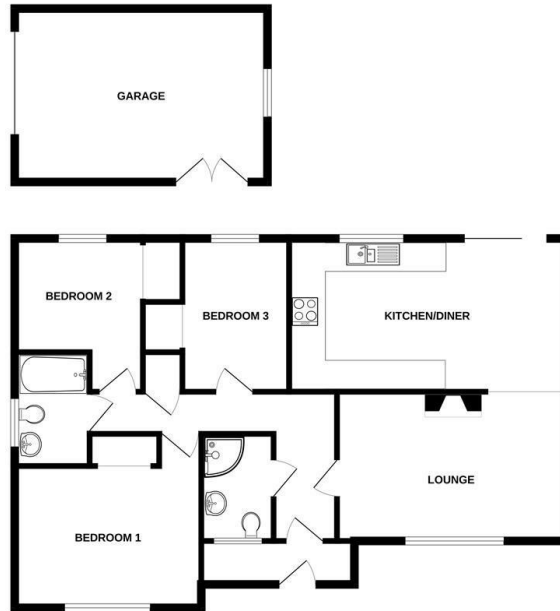
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

Local Area

Axminster is a historic market town with a range of independent shops, supermarkets, cafés, and local amenities. The town is well known for its surrounding countryside and easy access to the East Devon Area of Outstanding Natural Beauty and the Jurassic Coast, including seaside spots such as Lyme Regis a short drive away.

For transport, Axminster railway station links you directly to Exeter and London Waterloo. Typical journey times are around 35–40 minutes to Exeter St Davids and approximately 2 hours 45 minutes to London Waterloo, making this a practical base for commuters or regular visitors to the capital. Local bus services connect Axminster with neighbouring towns and villages, adding to the convenience of the location.

GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their accuracy or efficiency over time.
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Directions

From our office in West Street proceed down towards the Tesco roundabout. Take the first left 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 and take the take turning on Brunenburg Way. The property can then be found on the right hand side.

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	