



Woodbury Park, Axminster EX13 5QX



welcome to

Woodbury Park, Axminster

Offered for sale with no onward chain, this recently renovated and immaculately presented three-bedroom home enjoys a prominent position with easy access to the town centre and local amenities.

Entrance Hall

Entered via uPVC double glazed door with opaque glass window to side, stairs rising to first floor with understair storage cupboard, radiator, ceiling light point

Lounge / Diner

Dual aspect with uPVC double glazed window to front and rear aspect, feature fire and surround, radiator, ceiling light points

Kitchen

uPVC double glazed window and door opening into sun room, range of wall and base units with work surface over, eye level electric oven, gas hob with cooker hood over, space for upright fridge freezer, drainer sink with mixer taps, wall mounted gas boiler, ceiling light point

Sun Room

uPVC double glazed windows and doors opening to rear garden, space and plumbing for washing machine

Landing

Access to loft via hatch

Bedroom One

uPVC double glazed window to front aspect, built in cupboard, ceiling light point, radiator

Bedroom Two

uPVC double glazed window to rear aspect, built in cupboard, radiator, ceiling light point

Bedroom Three

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

Bathroom

uPVC double glazed opaque glass window to rear aspect, double shower cubicle, low level WC, wash hand basin, radiator, ceiling light point

Garden

Landscaped tiered garden, laid to decking and AstroTurf, gated access to front of property

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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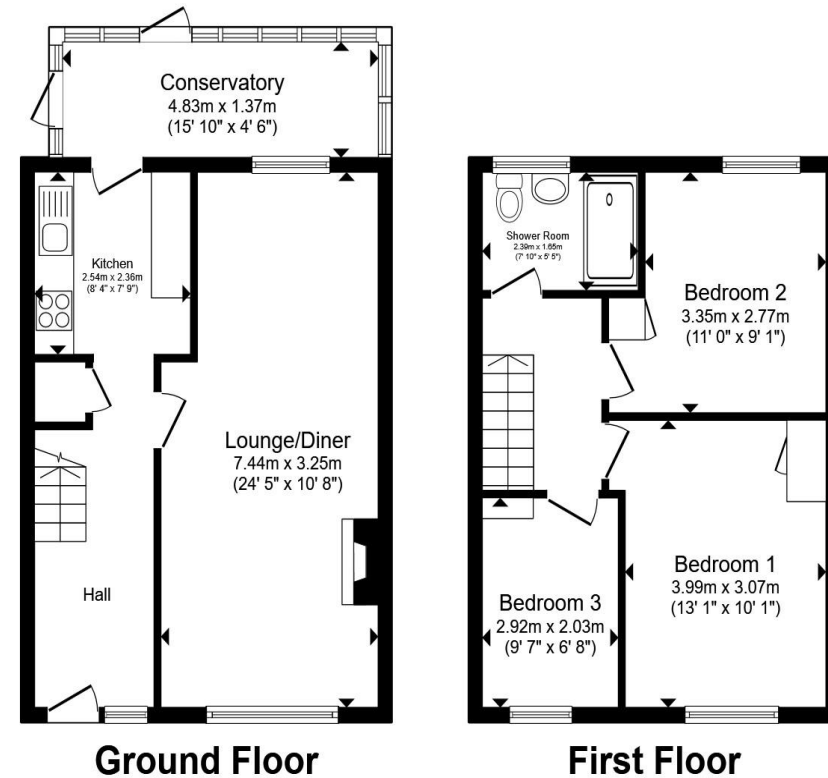
Woodbury Park, Axminster

- COUNCIL TAX BAND = B
- NO ONWARDS CHAIN
- LANDSCAPED REAR GARDEN
- RECENTLY RE-DECORATED THROUGHOUT
- IMMACULATELY PRESENTED

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Total floor area 87.1 m² (937 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:
AXM105285 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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