



30 Shand Park, Axminster, EX13 5NG

Guide Price £175,000 Freehold

- Two Bedroom Mid Terraced House
- Bathroom
- Lounge/Dining Room
- Enclosed Rear Garden
- Kitchen
- Close to Local Transport Links and Town Centre Amenities

30 Shand Park, Axminster EX13 5NG

This two-bedroom terraced house in Axminster is offered **for sale** and provides a practical layout in good condition, ideal for those wanting local amenities and transport close by.

Inside, the property offers one reception room and a separate kitchen, giving a clear division between living and cooking space. There are two bedrooms: a double bedroom and a single bedroom, offering flexible use for a small household, guest room or home office. The property also includes one bathroom.

A key feature is the garden, providing welcome outdoor space for relaxing, gardening or play.

Shand Park is located within reach of Axminster's town centre, where you'll find everyday shops, supermarkets, cafés and local services. The town has a friendly community feel, with nearby green spaces and countryside walks easily accessible from the area.



Council Tax Band: B



Lounge/Dining Room

22'7" x 11'6" (6.89 x 3.52)

Patio door to the rear garden and stairs with a hand rail and balustrade ascends to the first floor. Further benefitting from a window to the rear aspect and two radiators.

Kitchen

8'2" x 7'10" (2.50 x 2.40)

Fitted with a range of matching wall and base units with work tops over. Comprising a stainless steel sink and drainer with a window to the front aspect. Continuing round to four ring electric hob with an extractor hood above and an eye level double oven.

Landing

Doors leading to the accommodation with a smoke detector and loft access overhead.

Bedroom 1

8'3" x 12'9" (2.54 x 3.91)

A double bedroom with a window to the rear aspect and radiator. Further benefiting from a storage cupboard that houses a wall mounted boiler.

Bedroom 2

6'4" x 11'5" (1.95 x 3.48)

A single bedroom with a window to the front aspect and radiator.

Bathroom

Fitted with a suite that comprises a bath unit, a low level hand flush w.c. and a pedestal hand wash basin. Further benefiting from an opaque window to the front aspect and radiator.

Garden

The property enjoys an enclosed garden that is predominantly laid to grass with a patio seating area and a wooden shed.

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

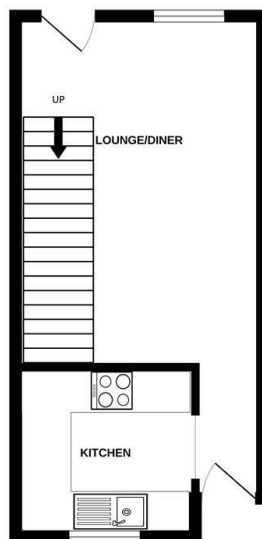
Mobile phone coverage: For more information can be found checker.ofcom.org.uk
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

Local Area

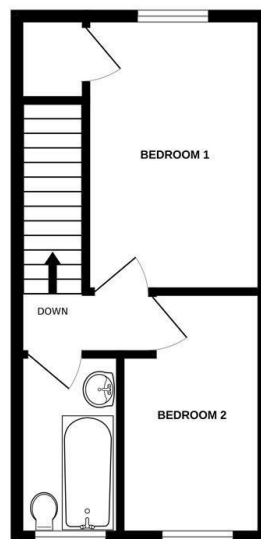
Axminster railway station is the closest main public transport hub. From there, regular services run to Exeter St Davids and London Waterloo, with journey times of around 35–40 minutes to Exeter and approximately 2 hours 45 minutes to London (service times may vary). The station also offers connections to other towns along the route, making commuting or day trips straightforward.

Local schools, shops and amenities are accessible from the property, and road links take you towards the A35 for routes across East Devon and towards the Dorset coast. This two-bedroom terraced house provides a straightforward, well-laid-out home in a convenient Axminster location.

GROUND FLOOR
275 sq.ft. (25.6 sq.m.) approx.

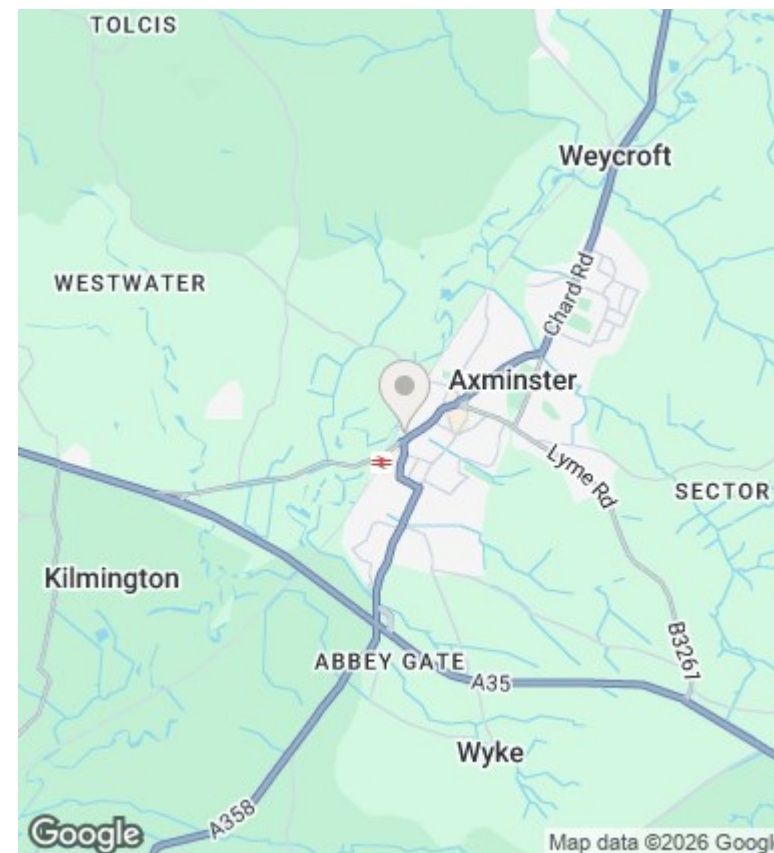


1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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 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.
Made with Metropix i2500



Directions

From our office in West Street proceed down the hill and take the third exit at the roundabout. The property can shortly be found on the left hand side.

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England & Wales EU Directive 2002/91/EC		