



Symonds
& Sampson

2 The Bungalows

Woodbury Park, Axminster, Devon

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Woodbury Park
Axminster
Devon EX13 5RU

Fabulous two bedroom semi detached bungalow offering excellent views, modern fixtures and fittings and large westerly facing garden



- Two double bedrooms
- Remodelled kitchen
- Smart shower room
- Extensive double glazing
- Gas fired central heating
- Large garden with sun terrace
 - Splendid views
- Edge of town location

Guide Price £265,000

Freehold

Axminster Sales
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THE PROPERTY

This 1980's bungalow has been transformed by the current owner over the past two years and is now full of colour which complements the attractive fixtures; which include a smart anthracite blue kitchen with appliances and beautifully remodelled shower room with peacock tiling and brushed gold fittings. The sitting room is full of natural light with the recent installation of patio doors which really does bring the outside in. The garage has been partially converted and insulated to provide a multi purpose room with light and power.

ACCOMMODATION

The well appointed accommodation has been arranged to make the very most of the views and gardens to the rear. Both the kitchen and sitting room overlook these and have direct access out to the terrace. While both double bedrooms are located to the front elevation, with all accommodation situated off of a central hallway including the loft space which can be accessed via a pull down loft ladder.

OUTSIDE

The bungalow enjoys a generous plot. To the front of the property is the main driveway which leads down to the bungalow and garage. The remainder of the garden has been laid to shone chippings to provide additional parking.

Beyond the bungalow is gated access to the rear garden. The main garden is a delightful established space with a long lawned area with established shrubs. The sun terrace and patio make for the perfect spot to enjoy your surroundings and for those family get togethers. Pedestrian door to garage.

SITUATION

Woodbury Park is located on the favoured southern side of Axminster with this particular property offering an elevated position on the very outskirts of the development. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter. It is also home to Hugh Fearnley Whittingstall's famous River Cottage HQ at nearby Trinity Hill. The town offers a well supported market every Thursday in Trinity Square.

DIRECTIONS

What3Words
///stung.amazed.remarried

SERVICES

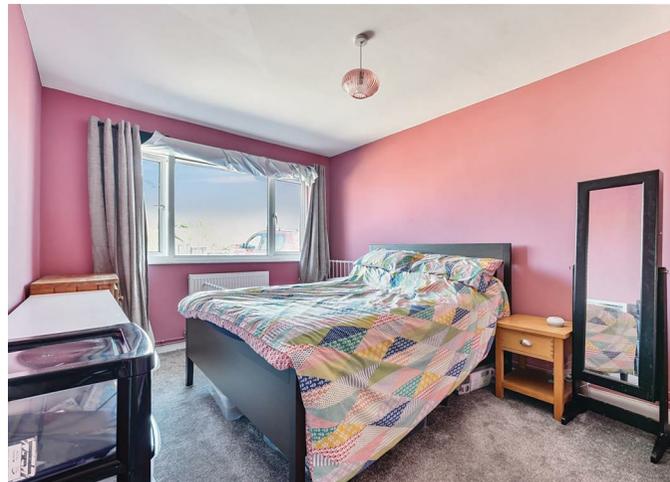
All mains services connected.
Broadband : Superfast available
Mobile Network Coverage : Limited indoors, likely outdoors
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Tel : 01404 515616
Council Tax Band C

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and seas. The adjoining property has planning permission granted for a single story extension which is currently underway. Further details can be found on the East Devon planning portal ref 22/2159/FUL.



Energy Efficiency Rating	
Current	Potential
 68	86

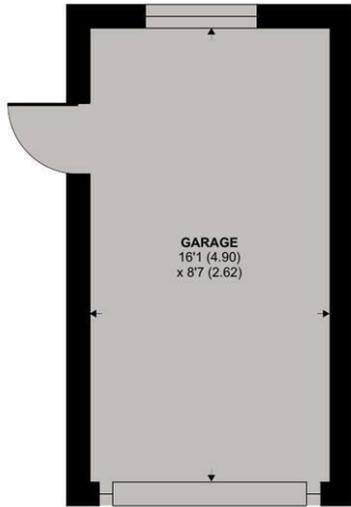
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient). Higher ratings indicate better energy efficiency.

England & Wales
 EPC Directive 2002/91/EC

The Bungalows, Woodbury Park, Axminster

Approximate Area = 738 sq ft / 68.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 959952



Axm/RS/10.4.25



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