



11 Parker Walk, Axminster, EX13 5FU

Asking Price £220,000 Freehold

- Two Bedroom Mid-Terraced House
- Two Double Bedrooms
- Enclosed Rear Garden
- Lounge/Diner
- Family Bathroom
- Single Garage and Parking

- Kitchen
- Cloakroom

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This attractive two-bedroom mid-terraced home offers well-presented and thoughtfully arranged accommodation, ideal for first-time buyers, young families, or those seeking an investment opportunity. Located within a popular modern development, the property combines contemporary styling with practical living spaces throughout.

The ground floor features a stylish fitted kitchen with a comprehensive range of modern gloss-fronted units, ample worktop space and integrated cooking appliances. To the rear, a bright and welcoming open-plan sitting/dining room enjoys French doors opening directly onto the enclosed rear garden, creating an excellent space for both everyday living and entertaining.

On the first floor are two well-proportioned bedrooms, including a spacious principal bedroom presented in tasteful décor and offering ample room for bedroom furniture. A modern family bathroom serves both bedrooms.

Externally, the property benefits from an enclosed rear garden, providing a safe and private outdoor space for relaxation and al fresco dining. The home is further enhanced by the rare advantage of a single garage, offering valuable storage or secure parking.



Council Tax Band: B



Hallway

Door leading to the accommodation

WC

Fitted with a modern suite comprising a low level hand flush WC and a pedestal hand wash basin.

Kitchen

6'0" x 11'1" (1.85 x 3.39)

A well-presented and stylish galley kitchen fitted with a range of contemporary high-gloss wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen incorporates a built-in oven with gas hob and extractor hood over, together with space and plumbing for additional appliances. A window to the rear elevation provides a pleasant outlook and allows for plenty of natural light, creating a bright and welcoming atmosphere. Practical yet attractive, this well-designed space offers ample storage and worktop preparation areas, making it perfectly suited to everyday cooking

Lounge/Diner

13'3" x 13'4" (4.05 x 4.08)

An inviting open-plan sitting and dining room, thoughtfully arranged to provide a comfortable space for both relaxation and entertaining. A generous set of French doors with adjoining glazed panels flood the room with natural light and provide direct access to the rear garden and patio, creating an excellent indoor-outdoor connection. The living area offers ample space for seating, whilst the dining area comfortably accommodates a family dining table, making this a versatile and sociable heart of the home. Finished in tasteful contemporary décor, the room enjoys a pleasant outlook over the enclosed garden and provides a warm and welcoming atmosphere throughout.

Landing

Doors leading to the accommodation and a smoke detector.

Bedroom 1

13'3" x 9'1" (4.04 x 2.79)

A well-proportioned and beautifully presented double bedroom offering a calm and relaxing retreat. The room benefits from a window allowing plenty of natural light to flood the space, whilst tasteful contemporary décor and a feature panelled wall add character and style. There is ample room for a double or king-size bed alongside additional bedroom furniture, making the room both practical and comfortable. Finished to a high standard throughout, this attractive bedroom provides a peaceful setting ideal for modern family living.

Bedroom 2

13'3" x 8'3" (4.04 x 2.54)

A bright and colourful bedroom, thoughtfully arranged as a comfortable children's room with ample space for furniture and storage. A window to the front elevation provides plenty of natural light, creating a pleasant and airy atmosphere making it a versatile room equally suited as a nursery, guest bedroom, or home office.

Family Bathroom

6'11" x 6'2" (2.11 x 1.90)

A contemporary family bathroom fitted with a modern white suite comprising a panelled bath with shower and glazed screen, wall-mounted wash hand basin with storage beneath, and low-level WC. Finished to a high standard with attractive tiled surrounds and stylish décor, the room offers a bright and fresh feel. Practical and well-appointed, the bathroom provides both bathing and showering facilities, making it ideal for modern family living.

Outside

The property benefits from an enclosed rear garden designed for ease of maintenance and outdoor enjoyment. A paved patio extends directly from the property, providing an ideal space for al fresco dining, entertaining, or relaxing during the warmer months. Beyond, a level lawn offers space for children to play or for keen gardeners to personalise. The garden is enclosed by timber fencing, creating a good degree of privacy and security, and also benefits from gated rear access. A practical and manageable outdoor space, perfectly suited to modern family living.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

Development Charge: TBC

Broadband: Full fibre broadband with a full fibre connection is available. For more information please visit openreach.com

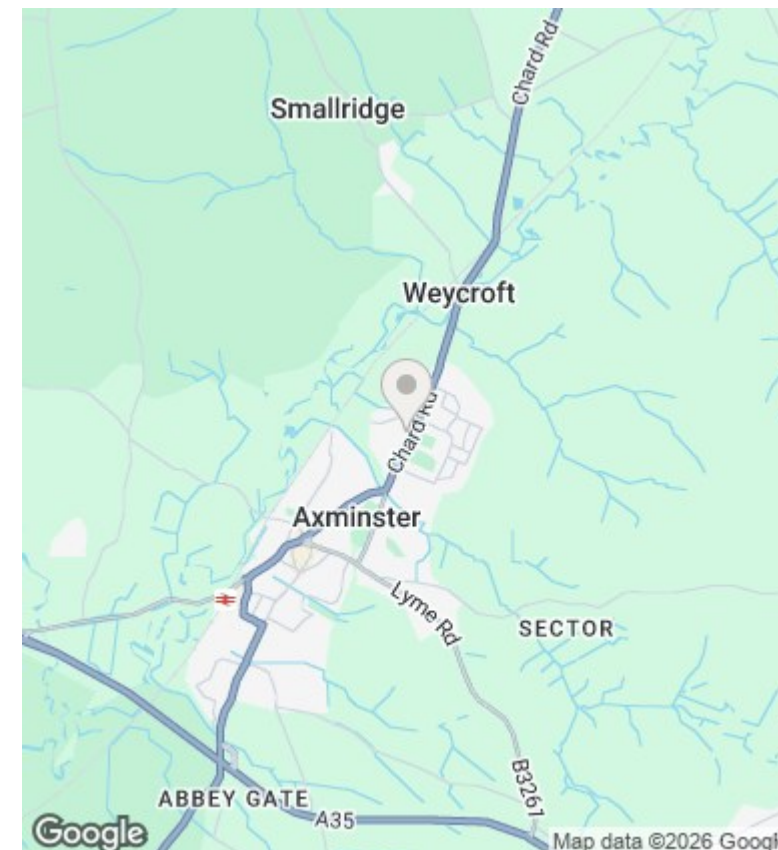
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Utilities: All utilities are mains connected

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



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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

what3words: ///wicked.readings.adjusting

Viewings

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

Council Tax Band

B

