



58 Woodbury Park, Axminster EX13 5QY

welcome to

58 Woodbury Park, Axminster

Ideal family home situated on the Woodbury Park development on the edge of Axminster Town. The property benefits from rooftop countryside views to the rear, garage and is offered for sale with NO ONWARDS CHAIN

Entrance Hall

Entered via UPVC double glazed door, stairs rising to first floor with understair storage cupboard, coved finish to ceiling

Lounge

23' 10" x 10' 3" (7.26m x 3.12m)

UPVC double glazed windows to front and rear, exposed floor boards, ceiling light points, radiators

Kitchen

12' 3" x 7' 11" (3.73m x 2.41m)

UPVC double glazed windows to rear and door opening to rear garden, range of wall and base level units with work surface over, fitted electric oven, gas hob with cooker hood over, fitted dishwasher, space and plumbing for a range of domestic appliances, drainer sink with mixer taps, tiled splash backs, laminate flooring, ceiling light point, radiator

Landing

Access to loft via hatch, coved finish to ceiling

Bedroom One

13' 1" x 10' 2" (3.99m x 3.10m)

UPVC double glazed window to front, cupboard housing boiler (replaced in 2020) with space for storage, ceiling light point, radiator, TV point

Bedroom Two

10' 11" x 10' 10" max (3.33m x 3.30m max)

UPVC double glazed window to rear, radiator, ceiling light point, coved finish to ceilings

Bedroom Three

9' 10" x 6' 8" (3.00m x 2.03m)

UPVC double glazed window to front, radiator, ceiling light point, fitted cupboard over stairs

WC

UPVC double glazed opaque window to rear, low level WC, ceiling light point, laminate flooring

Bathroom

UPVC double glazed opaque window to rear, panel bath with shower over, wash hand basin, part tiled walls, laminate flooring, towel rail, extractor fan, ceiling light point

Rear Garden

Enclosed with timber fencing, timber shed to remain, decorative graveled seating area, patio seating area, rear access to garage, washing line

Garage

Situated in the block to the rear of the property





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58 Woodbury Park, Axminster

- NO ONWARDS CHAIN
- GARAGE
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- ROOFTOP COUNTRYSIDE VIEWS TO THE REAR
- IDEAL FAMILY HOME

Tenure: Freehold EPC Rating: C

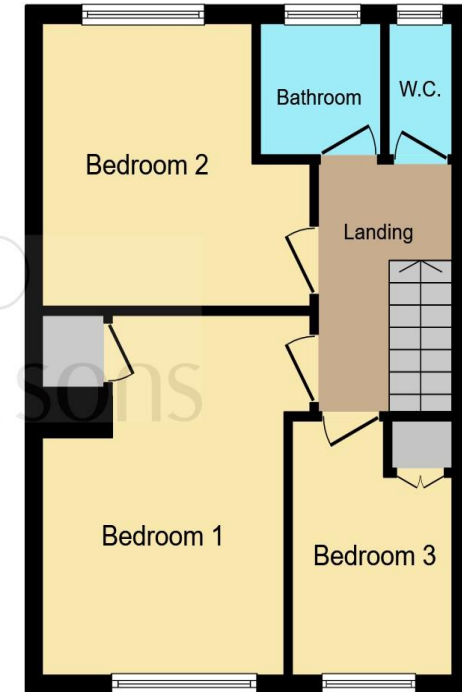
£250,000

directions to this property:

From our office on West Street head south west towards the Tesco Roundabout. At the roundabout take the first exit on to the A358. After approx. 0.1 miles turn left onto Woodbury Lane. After approx. 400ft turn right onto Woodbury Park.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM103660 - 0001

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