



The Bungalows, Woodbury Park, Axminster EX13 5RU

welcome to

The Bungalows, Woodbury Park, Axminster

Fox & Sons are delighted to present this charming two-bedroom semi-detached bungalow, tucked away on a quiet residential street on the outskirts of the historic market town of Axminster. Occupying an elevated position, the property enjoys far-reaching views across the surrounding countryside.

Front Of Property

Driveway, steps up to porch covered front door, gravel area to front of property

Entrance Hallway

Entered via uPVC front door, doors leading to subsequent rooms, wall mounted fuseboard, loft hatch providing access to fully boarded loft space with ladder, radiator, ceiling light point

Lounge

uPVC double glazed double doors to rear aspect leading to garden, radiator, ceiling light point

Kitchen

uPVC double glazed window to rear aspect, uPVC door to rear aspect leading to garden, range of contemporary base units with worktop over and tiled splashback, integrated induction hob, integrated electric mid-height oven and grill, integrated fridge, space for washing machine, drainer sink, ceiling light point

Bedroom 1

uPVC double glazed window to front aspect, built in storage cupboard housing wall mounted boiler, radiator, ceiling light point

Bedroom 2

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

Bathroom

uPVC opaque double glazed window to side aspect, walk in shower with feature tiled surround, vanity hand wash basin and WC unit, heated towel rail, spotlights

Garden

A decked patio area provides the perfect spot for al fresco dining, with steps leading down to a further paved terrace. Beyond, a generous lawn is bordered by established hedging, creating a sense of privacy while backing directly onto open countryside and enjoying beautiful views. Additional features include outside lighting, a water tap, a gate providing access to the front driveway, and a door leading to the versatile garden room

Garden room

uPVC double glazed window to rear aspect, uPVC door to side aspect from garden, power and lighting, boarded garage door to front aspect so can be converted back into traditional garage





view this property online fox-and-sons.co.uk/Property/AXM105126



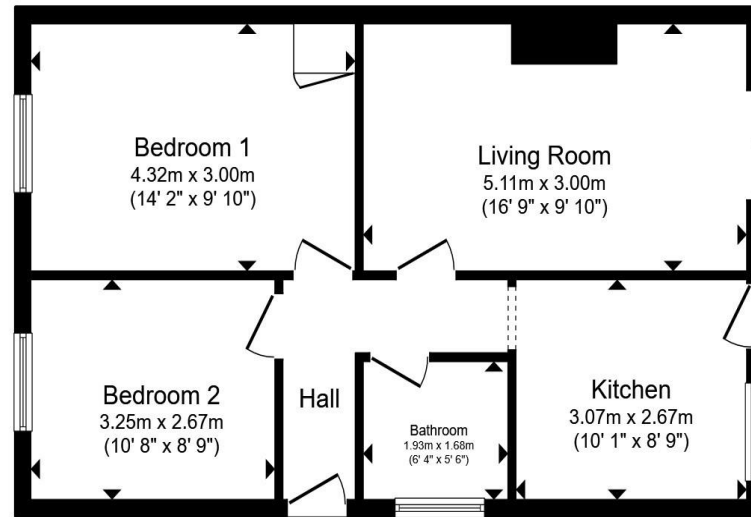
welcome to

The Bungalows, Woodbury Park, Axminster

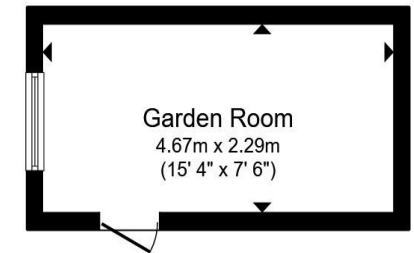
- SEMI DETACHED BUNGALOW
- NO ONGOING CHAIN
- COUNCIL TAX BAND C
- TWO BEDROOMS
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£250,000



Floor Plan



Outbuilding

Total floor area 65.6 m² (706 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



view this property online fox-and-sons.co.uk/Property/AXM105126



Property Ref:
AXM105126 - 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.



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk