



22 Kirby Close, Axminster, EX13 5JA

£1,000 Per Month

- A well presented 2 Bedroom Semi Detached House
- Parking for up to 3 Cars
- EPC Rating D
- UPVC Double Glazing
- Low Maintenance Garden
- Electric Heating
- Kitchen / Diner
- Pets Considered

22 Kirby Close, Axminster EX13 5JA

Located on Kirby Close, Axminster, this well presented semi-detached house has 2 bedrooms, ideal for small families, couples, or individuals.

The house has recently undergone some refurbishments, ensuring that it meets contemporary standards while retaining its character. The inviting living spaces are filled with natural light, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is the off-road parking, which accommodates up to three vehicles, providing convenience and peace of mind. This is a rare find in the area, making it an attractive option for those with multiple cars or visitors.

Additionally, the property is pet-friendly. The surrounding area offers a pleasant environment with local amenities, parks, and schools nearby, making it a suitable choice for families and professionals alike.



Council Tax Band: B



Lounge

UPVC double glazed door. Dark wood flooring, newly painted white walls, skirting and ceiling, smoke alarm, pendant light, electric storage heater, grey patterned wallpaper to one wall, chrome curtain pole and grey curtains, TV point, telephone point

Kitchen

White wooden door. Cream floor tiles, newly painted white ceiling, walls and skirting, white wooden venetian blind, stainless steel sink and drainer, stainless steel mixer tap, cream gloss wall and base units, chrome 4 bar spot lights, wood effect worktops, beige tiles to walls, Bush electric oven and hob, Beko washing machine, extractor fan

Stairs and Landing

Grey fitted carpet, newly painted white walls, ceiling and skirting, smoke alarm, pendant light. Loft hatch.

Bedroom 1 - Master

Grey carpet, newly painted white walls, ceiling and skirting, electric heater, pendant light, built in double wardrobe with mirrored doors, TV point

Bedroom 2 - Rear

Grey carpet, newly painted white walls ceiling and skirting, electric heater, flush ceiling light, white curtain pole and white curtains

Bathroom

Black and white pattern, marble effect panel boarding to 3 walls. Newly painted white wall and ceiling. Heated chrome towel rail. White bath. Electric shower. Shower curtain and rail. Pedestal basin. White W.C. UPVC obscure glazed window. Wall mounted mirror. Extractor fan.

Rear Garden

Low maintenance garden, artificial grass, concrete patio area or 3rd parking space. wooden shed. Access to side of property with double wooden gates. Driving Way. Outside Tap.

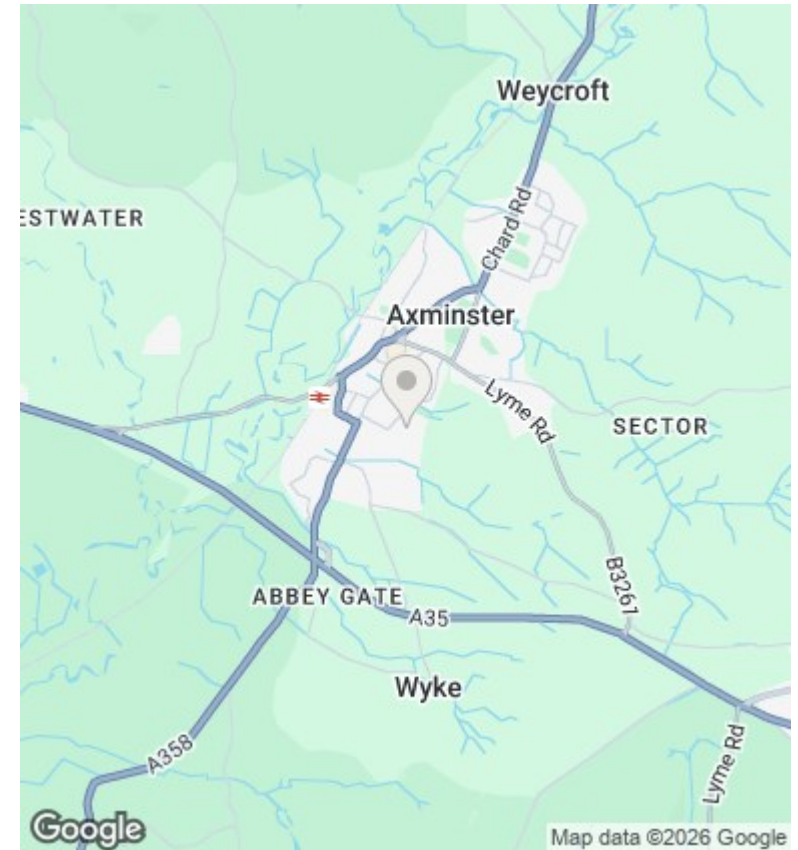
Directions

Viewings

Viewings by arrangement only. Call 01297 630933 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	