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estate agents



Stoney Close, Cooks Lane, Axminster, Devon, EX13 5SQ

£1,400 PCM

- A Three Bedroom Detached Bungalow
- Kitchen with Integral Hob and Oven
- Garage with Work Shop and Utility
- Front and Rear Gardens
- Double Glazed
- Lounge with Open Fireplace
- Bathroom with Separate Shower
- Driveway Parking for 3 Cars
- LPG Gas Central Heating
- EPC Rating D

Cooks Lane, Axminster EX13 5SQ

A well presented three bedroom detached bungalow in Cooks Lane, benefitting from a good size lounge with open fire, kitchen with integral hob and oven. Bathroom with separate shower and 3 fair size bedrooms. Outside the property features front and rear gardens, a long garage with makings of a work shop at the back, and ample space for additional white goods. Driveway parking for up to 3 cars. Pets considered.



Council Tax Band: C



Hallway

Doors leading to the accommodation and storage cupboard housing the boiler. Two radiators, smoke detector and loft access.

Lounge

20'0" x 11'0"

A dual aspect reception room with windows to the front and side aspect and patio doors opening onto the rear garden. A wood burning fireplace and two radiators.

Kitchen

9'6" x 6'11"

Fitted with a range of matching wall and base units with green mottled work tops. Featuring an electric hob, oven and extractor hood. A stainless steel sink and drainer. Space for an under counter fridge. UPVC double glazed window and door opening onto the rear garden.

Bedroom 1

10'9" x 10'8"

A double bedroom with a window to the front aspect. Fitted wardrobe with canopy storage cupboards. Radiator and aerial connection.

Bedroom 2

9'3" x 8'9"

A double bedroom with a window to the front aspect. Radiator and aerial connection.

Bedroom 3

7'5" x 9'0"

A single bedroom with a window to the rear aspect. Radiator and aerial connection.

Bathroom

Fitted with a white suite comprising of bath with hand held shower attachment, pedestal basin and low level W.C. Further benefits include a separate shower cubicle with electric shower. Towel rail, extractor fan and obscure double glazed window to the rear aspect.

Outside

To the front of the property is paved driveway parking with a front lawn garden. The rear garden has a large paved patio and seating area. Large lawn area with a variety of mature trees and hedges. Two storage sheds. Newly fitted fencing.

Garage / Workshop / Utility

Up and over door to front aspect. The garage further benefits from newly fitted windows and rear door. Power and lighting installed. Work benches and vices. Plumbing for washing machine and space for additional white goods.

Agents Notes

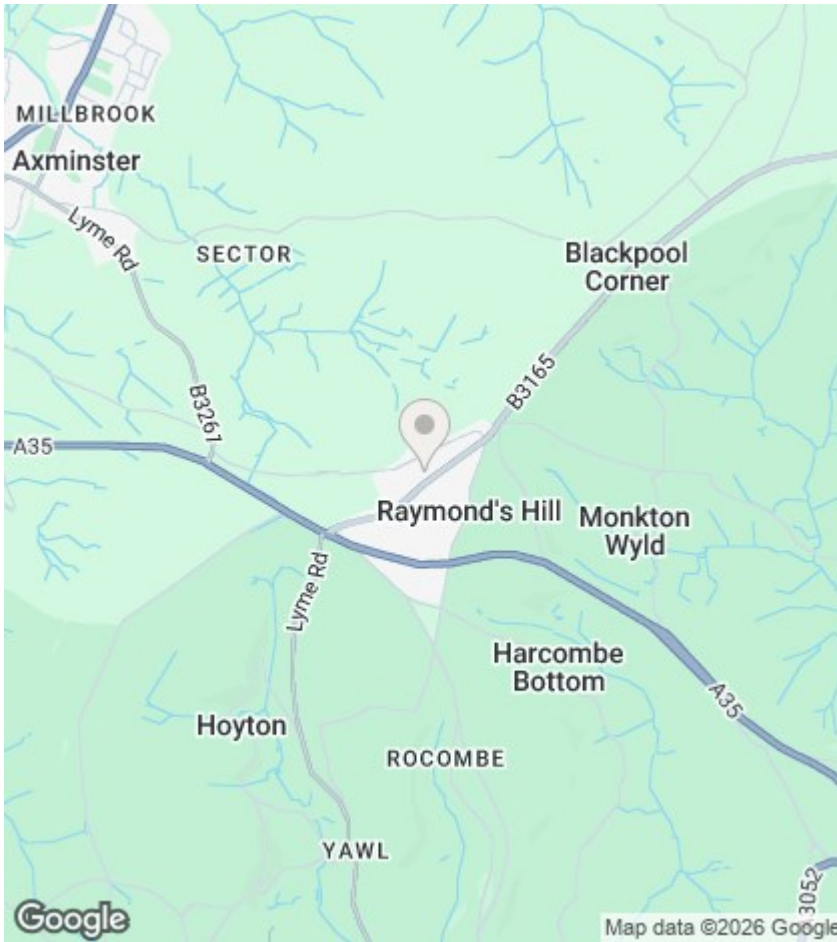
EPC Rating D.

Council tax band C.

Pets considered.

LPG gas central heating

Deposit amount £1615



Directions

From our office in Axminster proceed through Axminster town centre on the A358. Then take the B3261 (Lyme Road). Continue straight for approximately 1.5 miles and take the left junction onto Cooks Lane. Continue along Cooks Lane for approximately 1 mile and the property can shortly be found on the left hand side.

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

