



62 Wagtail Walk, Axminster, EX13 5GX

Guide Price £260,000 Freehold

- Attractive modern semi-detached property
- Bright and airy kitchen/diner overlooking the garden
- Two allocated parking spaces
- Three bedrooms, including master with en-suite
- Modern family bathroom and additional en-suite
- No onward chain
- Generous living accommodation throughout
- Enclosed, low-maintenance rear garden

62 Wagtail Walk, Axminster EX13 5GX

A beautifully presented and modern three-bedroom semi-detached home, situated within a popular residential development and offering well-balanced accommodation throughout. This attractive property is ideal for first-time buyers, young families, or investors seeking a low-maintenance home in excellent condition.

The accommodation begins with a spacious and light-filled living room. Benefiting from a front-facing window and contemporary karndean flooring, the reception room provides ample space for both lounge and dining furniture, creating a versatile and comfortable living environment. To the rear of the property is a stylish kitchen/dining room fitted with a modern range of matching wall and base units, enjoying excellent natural light from French doors, which open directly onto the rear garden and provide an ideal space for entertaining, family dining, and everyday living.

The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from a private en-suite shower room. A second double bedroom provides comfortable accommodation for guests or family members, while the third bedroom offers flexibility as a single bedroom, nursery, dressing room, or home office.

Externally, the property benefits from a fully enclosed rear garden, ideal for outdoor dining and relaxation.



Council Tax Band: C



Hall

Door leading to the main accommodation.

Cloakroom

Fitted with a modern white suite comprising a low level hand flus WC and a pedestal hand wash basin. An opaque window to the front aspect allows natural light to enter whilst keeping a degree of privacy.

Lounge

14'2" x 12'4" (4.34 x 3.77)

A bright and spacious reception room featuring a window that floods the space with natural light. Finished in neutral décor with contemporary karndean flooring throughout, the room provides a versatile living and dining area suitable for a range of furniture layouts. The generous proportions and clean, modern presentation create an airy and welcoming atmosphere, while the open access to the adjoining areas enhances the sense of space. A radiator beneath the window ensures comfort year-round, making this an attractive and practical living environment.

Kitchen/Diner

15'7" x 9'8" (4.76 x 2.95)

A bright and contemporary kitchen/dining room fitted with a modern range of matching wall and base units, complemented by stylish work surfaces and karndean flooring throughout. The kitchen benefits from an integrated oven, gas hob with extractor hood above, stainless steel sink and drainer, and ample cupboard and worktop space for everyday cooking and storage.

The dining area enjoys excellent natural light from both the French doors, which open directly onto the rear garden, creating an ideal space for entertaining and al fresco dining during the warmer months. Finished in neutral tones and presented in excellent order throughout, this spacious room provides a practical and attractive hub of the home.

Landing

Doors leading to the accommodation with an additional storage cupboard. Loft access is overhead.

Master Bedroom

9'11" x 8'8" (3.04 x 2.65)

A spacious and well-presented principal bedroom enjoying an abundance of natural light from a front-aspect window. Finished in neutral décor with soft fitted carpeting, the room offers ample space for a double bed along with additional bedroom furniture. The bright and airy feel is enhanced by the clean, contemporary styling, while the adjoining en-suite shower room provides added convenience and privacy. A comfortable and inviting main bedroom suite, ideal for modern living.

En-Suite

A contemporary en-suite shower room fitted with a modern white suite comprising a wall-mounted wash hand basin with mixer tap, low-level WC and a fully enclosed shower cubicle with glazed screen. The room is finished in neutral tones and benefits from a chrome-effect heated towel rail, obscure-glazed window providing natural light and ventilation, and easy-maintenance flooring.

Bedroom 2

8'9" x 7'9" (2.67 x 2.37)

A bright and well-proportioned double bedroom enjoying an elevated outlook through a window, allowing plenty of natural light to fill the room. The space is presented in excellent decorative order with neutral tones

and contemporary fitted carpeting, creating a comfortable and versatile environment. Offering ample room for a double bed and additional bedroom furniture, this attractive bedroom is ideal as a guest room, child's bedroom, or home office, benefiting from a light and airy feel throughout.

Bedroom 3

6'6" x 7'9" (1.99 x 2.37)

A bright and well-presented single bedroom benefiting from a window that provides plenty of natural light and pleasant rooftop views. Finished in neutral décor with modern fitted carpeting, the room offers a comfortable and versatile space, ideal as a child's bedroom, nursery, home office, or guest room. The clean, contemporary presentation creates a light and airy feel, while the practical layout allows for a range of furniture arrangements.

Family Bathroom

5'6"x 7'1" (1.69x 2.16)

A stylish and contemporary family bathroom fitted with a modern white suite comprising a panel-enclosed bath with shower and glazed shower screen, pedestal wash hand basin, and low-level WC. The room is attractively finished with contemporary tiling to the bath area, complemented by modern flooring and neutral décor throughout. Bright, clean, and well-presented, this bathroom provides a practical and comfortable space for everyday use.

Outside

The property benefits from a fully enclosed rear garden, predominantly laid to lawn and offering a safe and private outdoor space for families, pets, and entertaining. A paved patio area adjacent to the house provides the perfect spot for outdoor dining and summer barbecues, while the lawn offers ample space for children's play equipment or further landscaping. Timber fencing surrounds the garden, creating a secure and low-maintenance environment, with a gated rear access point adding further practicality.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

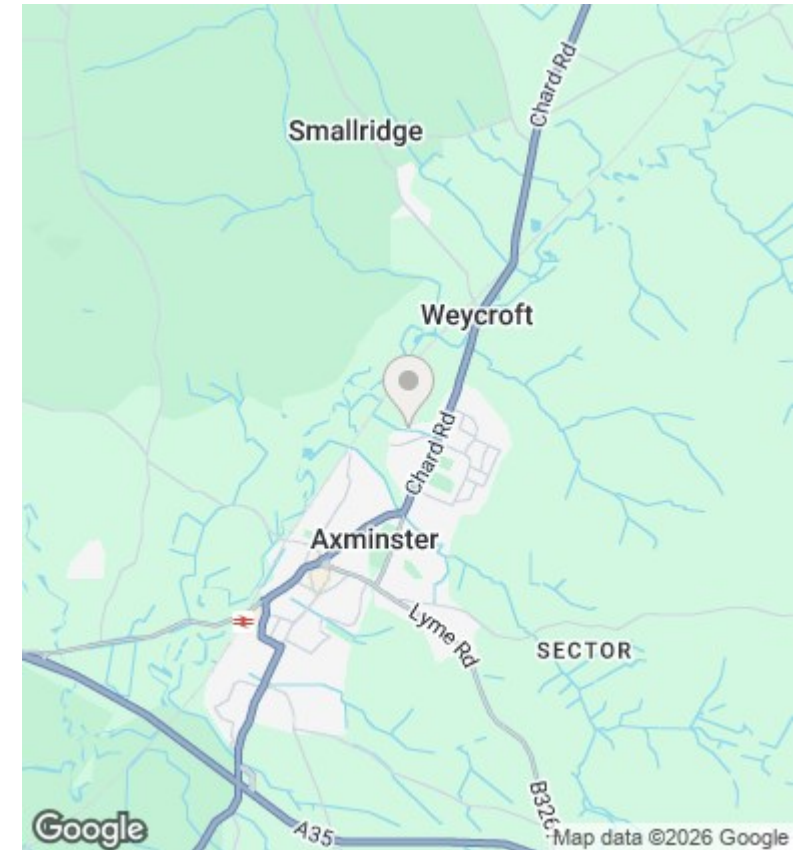
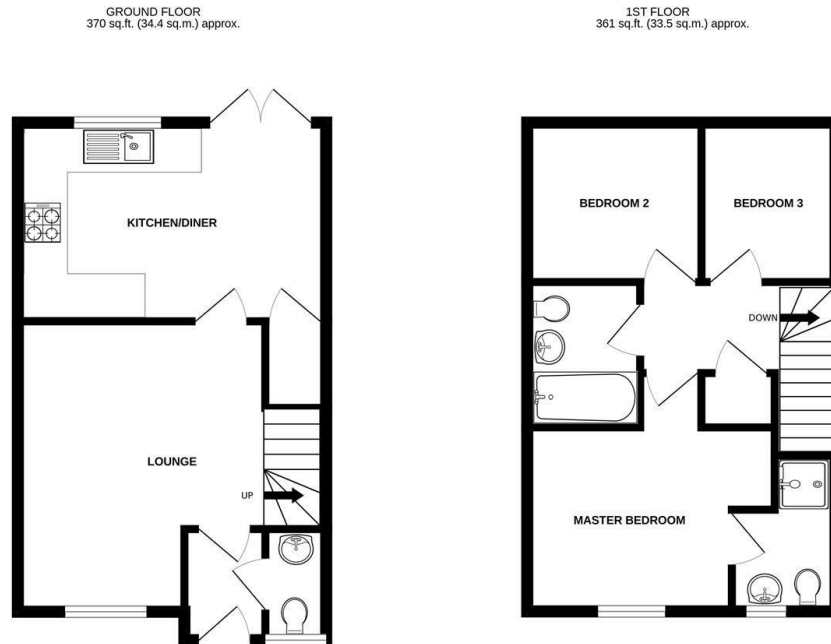
Development Charge: £248.52

Broadband: Full fibre broadband with a full fibre connection is available. For more information go to 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



Directions

what3words: ///stewing.points.nightlife

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC