



Roseberry Harcombe Road, Axminster, EX13 5TB

Guide Price £525,000 Freehold

- Three Bedroom Detached Bungalow
- Kitchen
- Integral Double Garage
- Lounge
- Master En-Suite Bedroom
- Wrap Around Garden
- Dining Room
- Family Bathroom
- Driveway Parking

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Occupying an attractive plot with beautifully established wrap-around gardens, this spacious and well-presented detached bungalow offers versatile single-storey living in a desirable setting. The accommodation comprises two well-proportioned reception rooms, including a bright and welcoming lounge and a separate dining room, ideal for both everyday living and entertaining.

There are three generous double bedrooms, including a master en-suite bedroom benefiting from an en-suite shower room, along with a well-appointed family bathroom serving the remaining accommodation.

Externally, the property enjoys extensive driveway parking leading to an integral double garage with electric door, while the wrap-around gardens provide a wonderful outdoor environment with areas of lawn, mature planting, patio seating areas, a greenhouse and garden shed. Offering excellent space both inside and out, this is a superb home suited to families, downsizers and those seeking comfortable single-level living with generous outdoor space.



Council Tax Band: F



Entrance Hallway

A welcoming entrance hallway with doors leading to the accommodation of the property. Further benefiting from additional storage space perfect for storing everyday household items.

Cloakroom

Fitted with a low level hand flush w.c and a corner hand wash basin. Further enjoying an opaque window to the front aspect.

Lounge

17'10" x 14'8" (5.45 x 4.49)

A beautifully proportioned and exceptionally bright sitting room enjoying dual-aspect windows and French doors opening directly onto the garden. The generous layout creates an inviting space for both relaxing and entertaining, while the large picture window allows an abundance of natural light to flood the room throughout the day. French doors provide a seamless connection to the outdoor space, perfect for summer gatherings and al fresco dining. The room is further enhanced by a feature electric fireplace, creating a warm and welcoming atmosphere at the heart of the home.

Kitchen

18'3" x 7'8" (5.57 x 2.34)

A well-appointed kitchen fitted with an extensive range of attractive shaker-style wall and base units, complemented by generous worktop space and tiled splashbacks. A large window overlooking the garden floods the room with natural light, creating a bright and welcoming environment for everyday living. The practical layout offers ample storage and preparation space, together with room for appliances. The kitchen benefits from integrated appliances including a dishwasher, a half fridge under the work top, a four ring electric hob with an extractor hood above and an eye level double oven.

Dining Room

12'4" x 11'6" (3.77 x 3.53)

A bright and well-proportioned dining room offering an excellent space for both formal entertaining and everyday family meals. A large picture window overlooks the garden, allowing an abundance of natural light to fill the room and create a pleasant dining environment. The generous proportions comfortably accommodate a substantial dining suite, while the neutral décor provides a versatile backdrop to suit a range of furnishings. An attractive archway connects seamlessly to the kitchen, enhancing the flow of the accommodation and making this an ideal space for hosting family and friends.

Master Bedroom

12'4" x 12'0" (3.76 x 3.68)

A generously proportioned master en-suite bedroom providing a peaceful and comfortable retreat. The room benefits from a range of fitted wardrobes and overhead storage, offering excellent built-in storage solutions while maximising floor space. Decorated in soft neutral tones, the room enjoys a bright and airy feel with windows to the front and side aspects. An adjoining en-suite shower room adds a touch of convenience and privacy.

En-Suite

A modern and well-presented en-suite shower room fitted with a contemporary white suite comprising a walk-in corner shower enclosure, vanity wash hand basin with storage beneath, and low-level WC. Finished with attractive tiling and easy-maintenance flooring, the room also benefits from a heated towel rail and fitted mirror storage.

Bedroom 2

15'7" x 12'4" (4.77 x 3.77)

A spacious and beautifully presented double bedroom enjoying a pleasant outlook through a large window that fills the room with natural light. The generous proportions provide ample space for bedroom furniture, while an extensive range of fitted wardrobes offers excellent built-in storage.

Bedroom 3

12'4" x 10'8" (3.77 x 3.27)

A generous and versatile double bedroom enjoying a bright outlook through a large window overlooking the garden. Currently arranged to incorporate a home working area, the room offers excellent flexibility and would be ideally suited as a guest bedroom, study, or hobby room to suit a purchaser's individual requirements.

Family Bathroom

A spacious and well-presented family bathroom, fitted with a white suite comprising a panelled bath with mixer tap, separate shower enclosure, pedestal wash hand basin with vanity storage beneath, and low-level WC. The room is attractively finished with part-tiled walls, recessed ceiling spotlights, and a tiled floor, creating a bright and practical space. A chrome heated towel rail provides additional comfort, while an obscured window to the rear elevation allows for natural light and privacy.

Double Garage

18'0" x 17'0" (5.49 x 5.19)

A generous integral double garage featuring an electrically operated up-and-over garage door, providing convenient access and secure parking. The garage benefits from a window to the side aspect, allowing natural light into the space, together with electric lighting and power sockets. Offering excellent versatility, the garage is ideal for vehicle storage, a workshop area, or additional household storage requirements.

Outside

The property enjoys a generous wrap-around garden, providing an attractive outdoor setting that extends around the side and rear of the home. A spacious paved terrace adjoins the property, offering an ideal space for outdoor dining, entertaining, and enjoying the surrounding gardens.

Beyond the patio lies a large expanse of lawn bordered by a wide variety of mature shrubs, ornamental grasses, and established flowering plants, creating colour, texture, and year-round interest. The gardens are well screened by mature hedging and trees, providing a good degree of privacy and a pleasant leafy outlook.

Tucked away within the garden is a useful greenhouse and timber garden shed, ideal for keen gardeners, together with a pathway leading through the established planting areas. The wrap-around nature of the garden provides numerous areas to enjoy throughout the day, making it a wonderful outdoor space for both relaxation and recreation.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: F

Broadband: Fibre to the Cabinet Broadband is available. For more information go to openreach.com

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Utilities: Oil fired central heating, mains electric, mains water and mains drainage.

Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

GROUND FLOOR
1705 sq.ft. (158.4 sq.m.) approx.



TOTAL FLOOR AREA: 1705 sq.ft. (158.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

what3words: ///starred.anchovies.into

Viewings

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

Council Tax Band

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		