



3 Axe Valley Close, Axminster, EX13 5SG

Guide Price £575,000 Freehold

- Three Bedroom Detached Bungalow
- Bathroom
- Front and Rear Gardens
- Lounge
- Kitchen
- Single Garage and Driveway Parking
- Garden Room
- Far Reaching Countryside Views
- Immaculate Condition

3 Axe Valley Close, Axminster EX13 5SG

Enjoying a quiet position within a peaceful cul-de-sac, this outstanding detached bungalow backs onto woodland and benefits from far-reaching views across Axminster and the surrounding countryside, best appreciated from the rear of the property.

The accommodation comprises three well-proportioned bedrooms and two versatile reception rooms, complemented by attractive front and rear gardens, a single garage, and an extensive driveway providing ample off-road parking. Over the past decade, the property has been comprehensively renovated and enhanced to an exceptional standard, resulting in a spacious, beautifully presented home. Ideally suited to families, professionals, or those seeking a high-quality retirement property, it offers the perfect balance of tranquil surroundings, convenient access to local amenities, and excellent transport links.



Council Tax Band: E



Entrance Porch

Door leading to the accommodation with a skylight above.

Hallway

Doors leading to the accommodation with a radiator, loft access and two storage cupboards.

Lounge

17'9" x 18'10"

A spacious reception room with with a feature effect fireplace and windows to the front aspect. Further benefiting from two vertical radiators.

Bedroom 1

11'10" x 13'4"

A double bedroom with a window to the front aspect and a radiator. Further benefiting from a range of fitted wardrobes.

Bedroom 2

11'10" x 9'11"

A double bedroom with a window to the side aspect and a radiator.

Bedroom 3

8'9" x 9'6"

A double bedroom with a window to the rear aspect, radiator and a fitted wardrobe with a mirror fronted sliding door.

Family Bathroom

9'2" x 6'0"

Fitted with a white suit comprising a bath unit, a hand wash basin and a low level hand flush w.c. Continuing round to a shower cubicle with a mains and rainfall effect shower attachments.

Kitchen

17'1" x 9'5" max

Fitted with a range of matching wall and base units with work tops over comprising a five ring gas hob with an extractor hood above. Continuing round to a one and a half bowl stainless sink and drainer and an eye level double oven. Further features includes a stable style door which provides access to the rear garden, space for a fridge freezer and space and plumbing for a washing machine. Further benefiting from two windows to the rear aspect and a storage cupboard.

Sun Room

14'0" x 12'3"

This second reception room could be used as a formal dining room or as an useful sun room to relax in. Benefiting from bi-folding doors to the rear aspect and a window to the front aspect, two vertical radiators and a smoke detector and loft access overhead.

Garage

17'8" x 10'0"

A single garage with an electric roller garage door and a window to the side aspect. Further benefiting from electric and power.

Outside

Outside, the property is set within beautifully landscaped gardens that extend around three sides of the home. A raised patio enjoys far-reaching views over the garden, with the surrounding woodland creating a picturesque backdrop. Designed for both entertaining and everyday enjoyment, this inviting outdoor space is easily accessed from the kitchen and sun room, creating a seamless flow between the interior and the garden.

The spacious rear garden is well established, featuring mature shrubs, thoughtfully planted borders, a workshop, and a woodshed. To the front, the

property benefits from off-road parking and access to the garage, which is fitted with an electric roller door and a separate pedestrian door leading to the rear garden.

Local Area

Axe Valley Close is well placed for Axminster's shops, cafés and everyday facilities, with the town centre within easy reach. Axminster is known as a gateway to the Jurassic Coast, with seaside towns such as Lyme Regis accessible by car for coastal walks and beaches.

For commuters, Axminster railway station offers regular services to Exeter St Davids and London Waterloo, with journey times to Exeter of around 40 minutes and to London of around 2 hours 45 minutes, making this a convenient base for both local and longer-distance travel. Local bus services operate through the town, connecting surrounding villages and nearby towns.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: E

Broadband: Full fibre broadband is available to order. For more information go to openreach.com

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

Utilities: LPG gas, 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

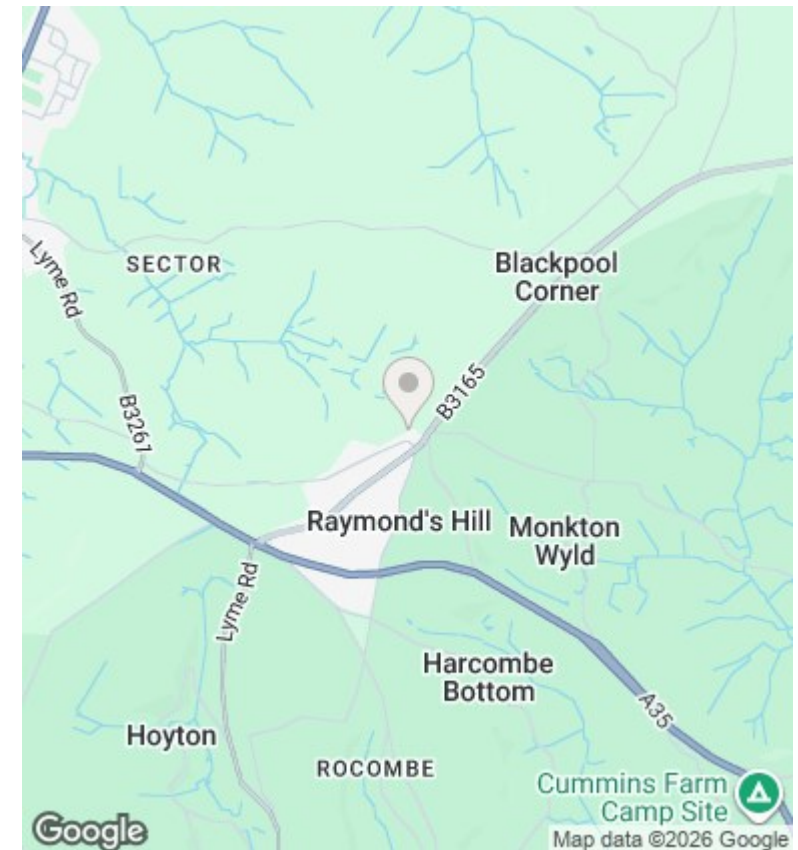




GROUND FLOOR
1327 sq.ft. (123.2 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.2 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

whathreewords: ///sleep.clearcut.blissful

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		