



**Dukes Way, Axminster EX13 5QP**

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## **Dukes Way, Axminster**

Nestled in a desirable position within Dukes Way, this beautifully presented and generously proportioned three bedroom bungalow offers comfortable single level living, complemented by a charming enclosed rear garden, garage, and private driveway.

### **Entrance Hallway**

Entered via composite door with opaque glass panels to the sides, coat cupboard, cupboard housing water tank with storage space, cupboard housing boiler with storage space, access to loft via hatch, ceiling light point, radiator

### **Cloakroom**

Upvc double glazed opaque glass window to front aspect, low level WC, wash hand basin, ceiling light point, radiator

### **Lounge**

Dual aspect Upvc double glazed window to side and Upvc double glazed door and windows to rear garden, radiators, ceiling light points

### **Kitchen**

Upvc double glazed window and door to rear garden, range of wall and base units with work surface over and tiled splashbacks, inset drainer sink, integrated electric oven and electric hob, space and plumbing for washing machine and upright fridge freezer, ceiling light point, radiator

### **Bedroom One**

Upvc double glazed patio doors opening to rear garden, ceiling light point, radiator

### **Bedroom Two**

Upvc double glazed window to front aspect, built in wardrobes, ceiling light point, radiator

### **Bedroom Three**

Upvc double glazed window to front aspect, ceiling light point, radiator

### **Shower Room**

Upvc double glazed opaque glass window,

bathroom suite comprising of walk-in deep soak bath with shower off taps and WC wash hand basin vanity unit, heated towel rail, ceiling light point

### **Garden**

Enclosed with stone wall, gated access to driveway, patio seating area, laid to lawn, numerous flower beds with a range of mature plants, shrubs and tree

### **Garage And Parking**

Garage situated behind the property with driveway parking. Garage is access via up and over door from driveway with timber door from the garden

### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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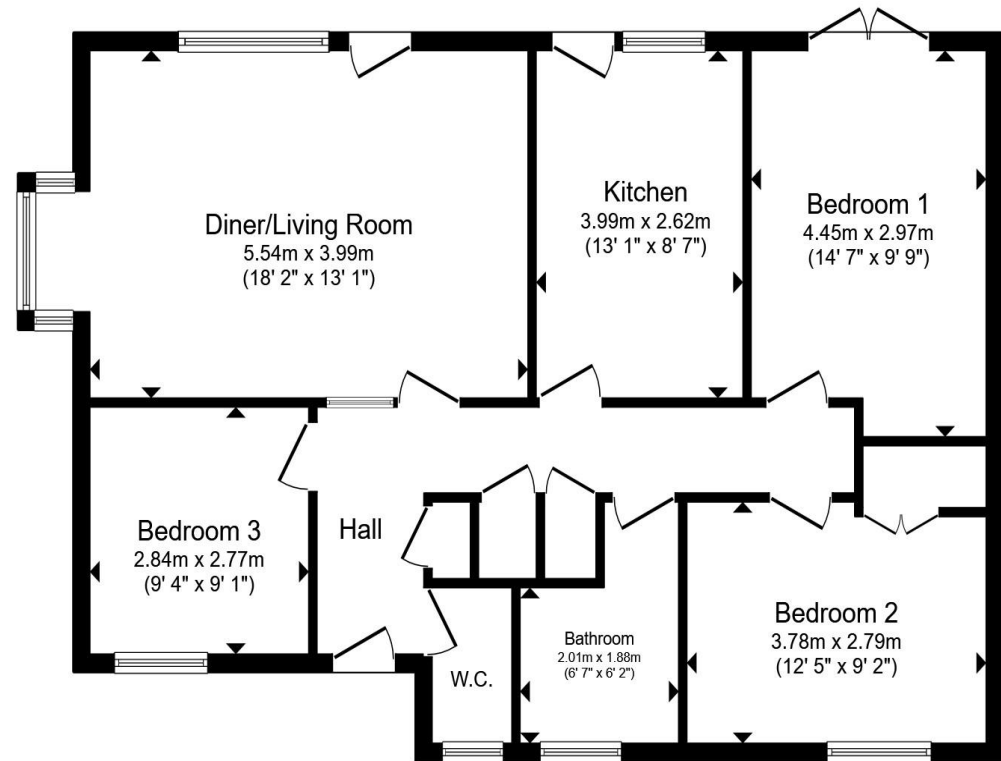
## Dukes Way, Axminster

- COUNCIL TAX BAND - D
- NO ONWARDS CHAIN
- DETACHED BUNGALOW
- GARAGE AND DRIVEWAY PARKING
- PRETTY REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£295,000**



Total floor area 86.8 m<sup>2</sup> (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
AXM105068 - 0004

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