

Symonds  
& Sampson



# 35 Willhayes Park

Axminster, Devon

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Axminster  
Devon EX13 5QW

A three bedroom semi detached bungalow with level gardens, garage and driveway.



- Pretty established gardens
  - Garage and driveway
  - Scope for improvement
  - Gas fired central heating
  - Extensive double glazing

Guide Price £242,500

Freehold

Axminster Sales  
01297 33122  
axminster@symondsandsampson.co.uk



## THE PROPERTY

This semi detached bungalow ideally located for Axminster town centre and is offered to the market with the added benefit of no onward chain. Built during the 1970's this bungalow forms part of the Willhayes Park development which consists of mainly two and three bedroom houses and bungalows. The property features extensive upvc double glazed windows and gas fired central heating but is now in need of some general updating. There is a central hallway providing access to the loft space, linen cupboard and doors to all principal rooms. To the front elevation is a good size sitting room and a fitted kitchen directly opposite. The kitchen includes a range of wall and base units with space for appliances. There are three bedrooms (one double & two single) along with a bathroom with coloured suite.

## OUTSIDE

The bungalow offers delightful cottage style gardens to three side, packed full of established shrubs, seasonal wildflower and a fine selection of mature roses. To the rear of the bungalow is a private, enclosed garden with wildlife pond, garden shed and access to the garage. Beside the driveway is an open plan area of well stocked garden. Please note that the garage and driveway are to the rear of the property.

## SITUATION

The property is in a most convenient position only some half a mile from the centre of Axminster. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of independent and national retailers Tesco's supermarket, schooling and train station on the direct line to London Waterloo and Exeter. The town has a popular local trader's market held every Thursday in Trinity Square.

## DIRECTIONS

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///encoding.visual.fairness

## SERVICES

Mains electric, gas, water and drainage.  
Superfast broadband and mobile network coverage are available. Refer to Ofcom's website for details.

## LOCAL AUTHORITY

East Devon Council  
Tel : 01404 515616  
Council Tax Band : C

## MATERIAL INFORMATION

The area surrounding the property is at high risk of flooding from rivers and sea. And a low risk from surface water.





# Willhayes Park, Axminster

Approximate Area = 619 sq ft / 57.5 sq m  
Garage = 147 sq ft / 13.7 sq m  
Total = 766 sq ft / 71.2 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			87
(61-81) B			
(50-60) C			
(35-50) D		65	
(19-34) E			
(11-18) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2022. Produced for Symonds & Sampson. REF: 842100



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