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2 Millwey Court, Axminster, EX13 5GD

Guide Price £240,000 Freehold

- Three Bedrooms
- Utility Room
- No Onward Chain
- Lounge
- Family Bathroom
- One Allocated Parking Space
- Kitchen
- Enclosed Rear Garden

Westminster House, West Street, Axminster, Devon, EX13 5NX
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2 Millwey Court, Axminster EX13 5GD

Offered to the market with no onward chain, this three-bedroom mid-terrace home presents an excellent opportunity for buyers seeking a property they can update and personalise to their own taste. Situated within a popular residential development, the property offers well-proportioned accommodation throughout and would be ideally suited to first-time buyers, families, investors or those looking for a refurbishment project.

The accommodation comprises an entrance hallway, a generous dual-aspect sitting/dining room with feature fireplace and French doors opening onto the rear garden, together with a fitted kitchen/breakfast room benefitting from ample storage and worktop space. To the first floor are three bedrooms, including two comfortable doubles and a good-sized single bedroom, all served by a family bathroom.

Externally, the property enjoys a larger-than-average enclosed rear garden, predominantly laid to lawn and bordered by mature trees and established planting, providing a good degree of privacy and excellent potential for landscaping.

Requiring a degree of cosmetic improvement throughout, this property offers buyers the chance to create a superb family home while benefiting from spacious accommodation, gas central heating, double glazing and a highly practical layout.

3 1 1 C

Council Tax Band: C





Entrance Hall
Doors leading to the accommodation with stairs leading to the first floor.

Lounge
18'6" x 12'0" max (5.64 x 3.68 max)
A spacious and bright sitting room, offering an excellent living and entertaining space. The room is centred around an attractive feature fireplace with decorative surround, creating a warm focal point. Large French doors provide an abundance of natural light while opening directly onto the rear garden, seamlessly blending indoor and outdoor living

Kitchen
13'0" x 11'7" max (3.98 x 3.54 max)
A well-proportioned fitted kitchen enjoying a pleasant outlook over the rear garden. The room is equipped with a comprehensive range of matching wall and base units, complemented by ample work surface space and tiled splashbacks. A stainless steel sink unit is positioned beneath the window, allowing for plenty of natural light. Integrated cooking facilities include a built-in oven with four-ring gas hob and extractor hood above. The kitchen also offers space and plumbing for additional appliances and provides convenient access to the adjoining utility area and rear garden.

Utility
6'9" x 5'5" (2.08 x 1.66)
Benefiting from a patio door to the rear garden with additional space and plumbing for a washing machine.

Cloakroom
Fitted with a white suite comprising a low level hand flush WC and a hand wash basin.

Landing
Doors leading to the accommodation with a storage cupboard housing the water tank.

Bedroom 1
12'2" x 10'4" (3.72 x 3.15)
A well-proportioned double bedroom enjoying a pleasant outlook through a rear-facing window, allowing for plenty of natural light. Offering a bright and comfortable atmosphere, the room provides ample space for a double bed and accompanying bedroom furniture.

Bedroom 2
8'8" x 11'6" max (2.65 x 3.53 max)
A well-proportioned double bedroom enjoying a pleasant outlook through a large rear-facing window, allowing an abundance of natural light to fill the room. The accommodation offers ample space for a double bed and accompanying bedroom furniture

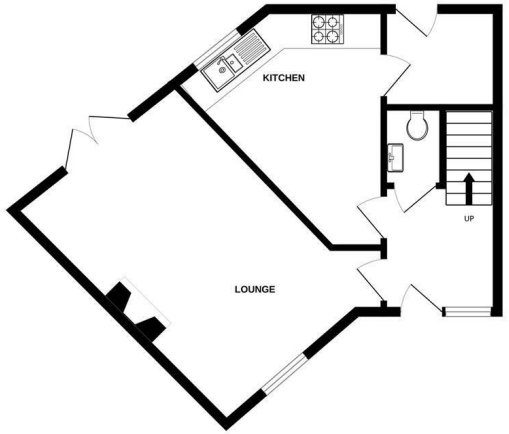
Bedroom 3
7'9" x 12'2" (2.37 x 3.71)
A bright and versatile bedroom enjoying natural light from a rear-facing window with a pleasant outlook. Offering comfortable accommodation for a single bed and bedroom furniture, the room would also lend itself well to use as a home office, nursery or hobby room.

Bathroom
5'5" x 6'9" (1.67 x 2.08)
Fitted with a white suite comprising a panelled bath with shower and glazed screen over, pedestal wash hand basin and low-level WC. Complemented by tiled splashbacks and a frosted window providing natural light and ventilation, the bathroom offers a practical layout and presents an excellent opportunity for a purchaser to update and personalise to their own specification.

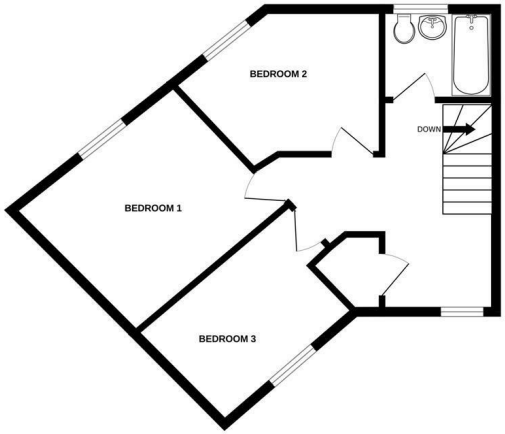
Outside
The property benefits from a generously sized and enclosed rear garden, offering excellent potential for those looking to create a superb outdoor space. Predominantly laid to lawn, the garden enjoys a good degree of privacy, creating a pleasant green backdrop. A paved patio area adjoining the property provides an ideal space for outdoor seating and entertaining. Requiring some cultivation, the garden presents a wonderful opportunity for purchasers to landscape and personalise to their own requirements, making the most of the impressive plot on offer.

Agents Notes
Tenure: Freehold
Local Authority: East Devon District Council
Tax Band: C
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
The property has spray foam loft insulation and potential buyers are avised to consult their mortgage advisor which regards to lending options.

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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

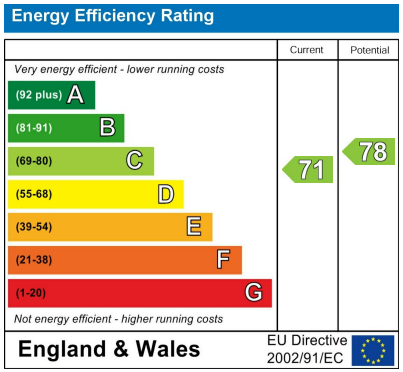
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Viewings

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

Council Tax Band

C



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