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81 Woodbury Park, Axminster, EX13 5QX

Guide Price £240,000 Freehold

- Three Bedroom End of Terrace House
- Sun Room
- Bathroom
- Lounge/Dining Room
- Enclosed and Fully Landscaped Garden
- Kitchen
- Single Garage in a Separate Block

Westminster House, West Street, Axminster, Devon, EX13 5NX
01297 631199

salesaxminster@harrisandharrisestates.co.uk
https://www.harrisandharrisestates.co.uk

81 Woodbury Park, Axminster EX13 5QX

This three-bedroom end of terrace house is for sale in the popular East Devon town of Axminster. Presented in immaculate condition, it offers a practical layout that will appeal to first-time buyers, families and investors alike.

Inside, you'll find one well-proportioned reception room, ideal as a living and dining space. There are three bedrooms: two comfortable doubles and a single bedroom that could also work well as a nursery or home office, plus a family bathroom serving all rooms.

Overall, this three-bedroom end of terrace house offers a well-presented, ready-to-move-into home in a convenient Axminster location.

3 1 1 D

Council Tax Band: B





Hallway
Doors leading to the accommodation and stairs with a hand rail ascending to the first floor. Further benefiting from a smoke detector, radiator and an understairs storage cupboard.

Lounge/Ding Room
24'3" x 10'8" (7.40 x 3.27)
A spacious dual aspect lounge/diner with windows to the front and rear aspects, two radiators and a feature gas fireplace. The dining area has ample space for a dining room table and chairs.

Kitchen
8'3" x 7'10" (2.54 x 2.41)
Fitted with a range of matching wall and base units with work top over comprising a four ring gas hob with an extractor hood above. Continuing round to a sink and drainer, a cupboard housing a wall mounted boiler and an eye level oven. Further benefiting from space for a free standing fridge freezer.

Sun Room
15'11" x 4'7" (4.86 x 1.40)
Space and plumbing for a washing machine and patio doors to the rear and side aspect.

Landing
Doors leading to the accommodation with a smoke detector and loft access overhead.

Bedroom 1
10'0" x 10'0" (3.07 x 3.05)
A double bedroom with a window to the front aspect, radiator and a storage cupboard.

Bedroom 2
10'9" x 10'11" (3.29 x 3.35)
A double bedroom with a window to the rear aspect, radiator and a storage cupboard.

Bedroom 3
9'8" x 6'9" (2.96 x 2.07)
A single bedroom with a window to the front aspect and radiator.

Bathroom
Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a shower cubicle with a wall mounted mains shower. Further benefiting from a radiator and an opaque window to the rear aspect.

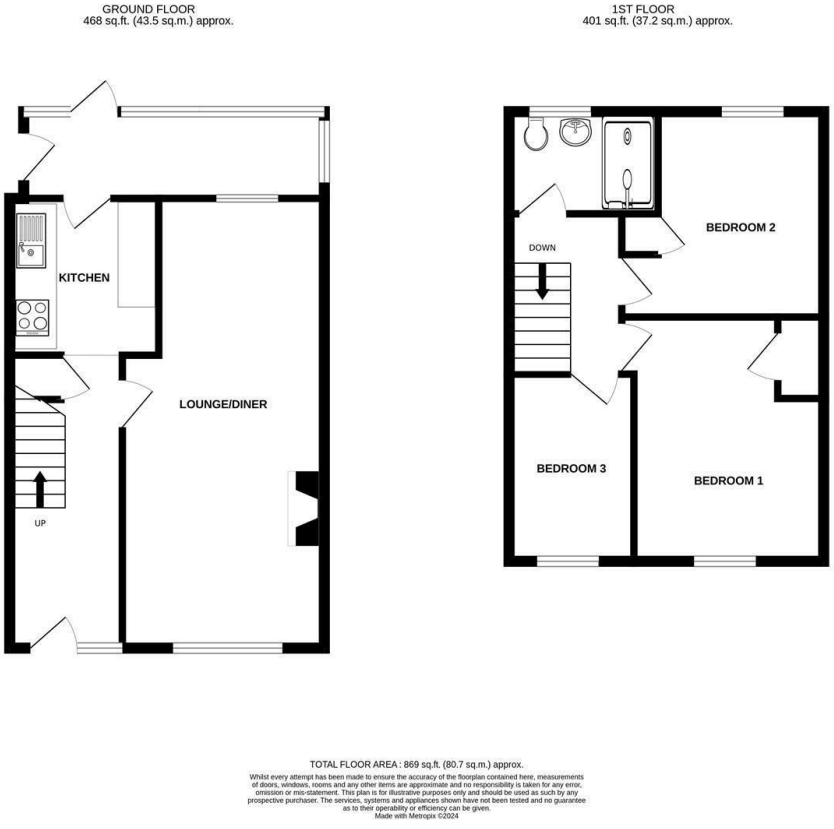
Outside
The property enjoys a fully landscaped and enclosed garden to the rear. Along with a neatly presented external front area and large lawn.

Garage
The property comes with a single garage located in a block of garages located away from the property.

Local Area
Axminster is known for its traditional market town feel and good everyday amenities, including supermarkets, independent shops and local cafés. The town is also within easy reach of the Jurassic Coast, with seaside destinations such as Lyme Regis a short drive away, making weekends and school holidays easy to enjoy.

For commuters and regular travellers, Axminster railway station provides direct services to Exeter and London Waterloo. Typical journey times are around 35–40 minutes to Exeter St Davids and approximately 2 hours 45 minutes to London Waterloo, making this a practical location for those needing links to the city while enjoying a more relaxed setting.

Agents Notes
Tenure: Freehold
Local Authority: East Devon District Council
Tax Band: B
Utilities: All utilities as mains connected.
Broadband: Full fibre broadband is available. Visit openreach.com for more information.
Mobile phone coverage: For more information can be found checker.ofcom.org.uk
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water





Directions

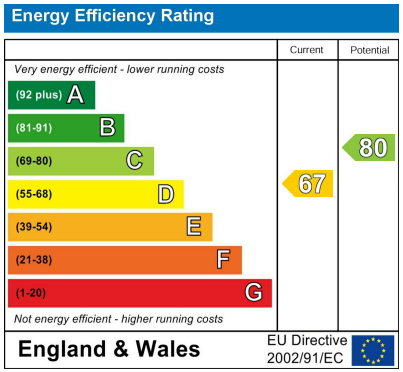
From our office on West Street in Axminster follow the A358 taking the first exit at the roundabout onto King Edward, follow the road which bears right onto Musbury Road, take the first left onto Woodbury Park where you will find the property a short distance up the road on your right-hand side.

Viewings

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

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B



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