



2 Jeffs Way,



# 2 Jeffs Way,

, Axminster, Devon EX13 5ND

Honiton 10.2 Miles; Lyme Regis 5.2 Miles Exeter 27.3 Miles;

Three bedroom Bungalow with delightful gardens to front and rear with garage and driveway.

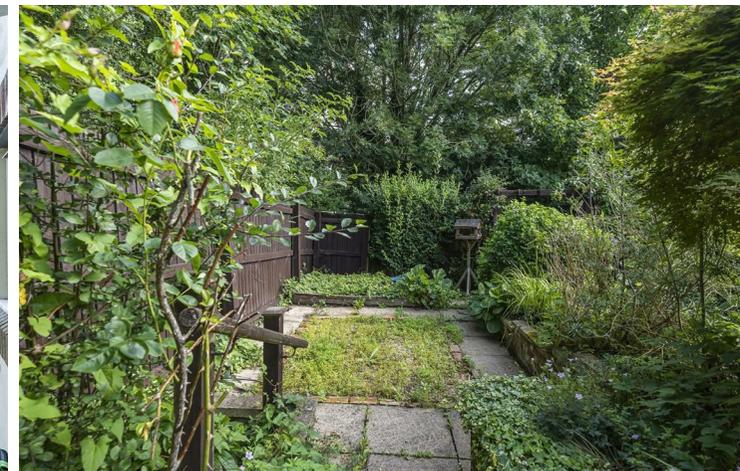
- Three Bedrooms
- Large Living Space
- Undergone modernisation
- Accessible Location
- Freehold
- Charming Gardens
- Garage and Driveway
- No Onward Chain
- Council Tax Band E

Offers In Excess Of £325,000

## SITUATION

This spacious bungalow enjoys an excellent location close to the centre of the thriving market town of Axminster. Axminster benefits from a wide range of amenities with schooling, recreational facilities and an array of small independent shops, as well as a weekly street market. The town also offers larger High Street shops and includes a Tesco superstore.

Axminster is within 5 miles of Colyton and the renowned Colyton Grammar School. The three county towns of Exeter, Taunton and Dorchester are within easy distance. The infamous Jurassic coast is nearby at Lyme Regis, Seaton, Beer and Branscombe, close to three AONBs.



## DESCRIPTION

This well-presented bungalow is situated in a quiet cul-de-sac, but still benefits from easy access to the town of Axminster. Having been recently redecorated with new carpets installed, this property lends itself well to be altered to suit the next owner's tastes and requirements.

The accommodation itself includes a welcoming entrance porch and hallway. There is a spacious living room with its feature gas fireplace and patio doors that open up onto the delightful back garden. The useful kitchen / diner is just next door which has space for various appliances. The conservatory is a great feature included in this home, allowing for a large amount of natural light to be enjoyed from within the property.

In addition to the above there are three bedrooms, two of which have fitted wardrobes and a family bathroom.

## OUTSIDE

The outside space is a real feature of this property, with a place for outdoor entertainment surrounded by an array of mature shrubs and plants. The front is mostly laid to lawn with a path up to the property door.

The driveway has space for two cars and offers access to the garage, which has both power and light. There is also a door that opens up into the garden offering useful access for the storage of gardening tools and implements.

The garden also boasts an additional shed which also has power.

## SERVICES

Mains gas, electricity and water and drainage.

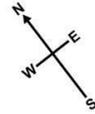
## DIRECTIONS

From the A358 / Chard Road at the roundabout take the first exit onto Stoney Lane, take a left onto Hallett's way and another left onto Jeffs Way and the property is positioned within that cul-de-sac.

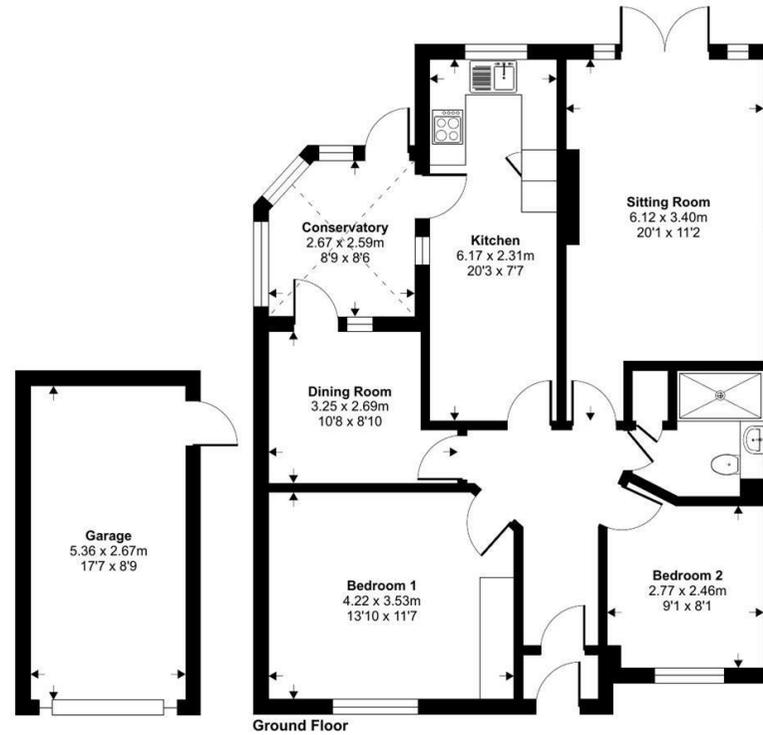
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If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.



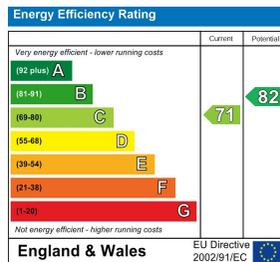


Approximate Area = 929 sq ft / 86.3 sq m  
 Garage = 154 sq ft / 14.3 sq m  
 Total = 1083 sq ft / 100.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nvhcom 2023. Produced for Stags. REF: 1011797

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