

Axminster Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



17 Salway Gardens, Axminster, Devon, EX13 5DA
Guide Price £265,000



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Offered with no onward chain this well-presented two bedroom semi-detached bungalow is situated in popular cul-de-sac location on the outskirts of Axminster town and amenities.



Property Details

- Two bedrooms
- Open-plan Living Room
- Garage
- Garden
- No onward chain
- Popular Residential Location

THE PROPERTY

Tucked away in a quiet and desirable cul-de-sac on the outskirts of Axminster, this stylish two-bedroom semi-detached bungalow has been thoughtfully updated by the current owner. The property offers bright, spacious accommodation with attractive gardens and generous off-road parking.

At the heart of the home is a beautifully presented open-plan kitchen and living room with wood effect laminate flooring and a feature fireplace. Front-aspect windows fill the space with natural light—perfect for both everyday living and entertaining. The kitchen is well-appointed with a range of shaker-style base units, wood-effect laminate worktops, an undercounter oven with induction hob, slimline dishwasher and an integrated 50/50 tall fridge freezer.

The accommodation includes two well-proportioned bedrooms: a spacious double with built-in wardrobe and a versatile second room ideal as a guest bedroom, study, or creative workspace. The bathroom features a full-size bath, pedestal hand basin, and WC, and an obscure-glazed side aspect window.

The property benefits from recently fitted gas boiler and double glazed windows throughout.

OUTSIDE

Outside, the property benefits from a private rear enclosed garden, well-stocked garden that includes a greenhouse, a lawned section and a patio seating area - ideal for alfresco dining.

To the front, the garden offers further outdoor space mainly laid-to-lawn with some trees and shrubs. The generous driveway provides off-road parking for several vehicles and the single garage features an up-and-over door and is equipped with electricity, offering excellent storage or workshop potential.

LOCATION & LIFESTYLE

Axminster is an East Devon market town offering a sense of community and a full range of local amenities, including Tesco and Co-op supermarkets, a leisure centre with swimming pool, general hospital and a variety of independent shops and cafes. The town benefits from excellent transport links, with regular train services from Axminster Station to London Waterloo and Exeter, making it an excellent location for commuters and those seeking a slower pace of life with great connectivity.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Gas Central Heating

Construction Type: Conventional Brick and block construction with a tiled roof.

Broadband: Standard Available, Ultra-Fast may be available, we recommend checking availability with providers (See Ofcom Website).

Mobile phone coverage: Network coverage is good indoors and outside on most major networks, please refer to Ofcom website.

Flood Risk: Very Low - Flooding is unlikely in this area. – Refer to .GOV Website

Parking: Driveway & Single Garage.

SERVICES

Mains electricity, gas, water and drainage.

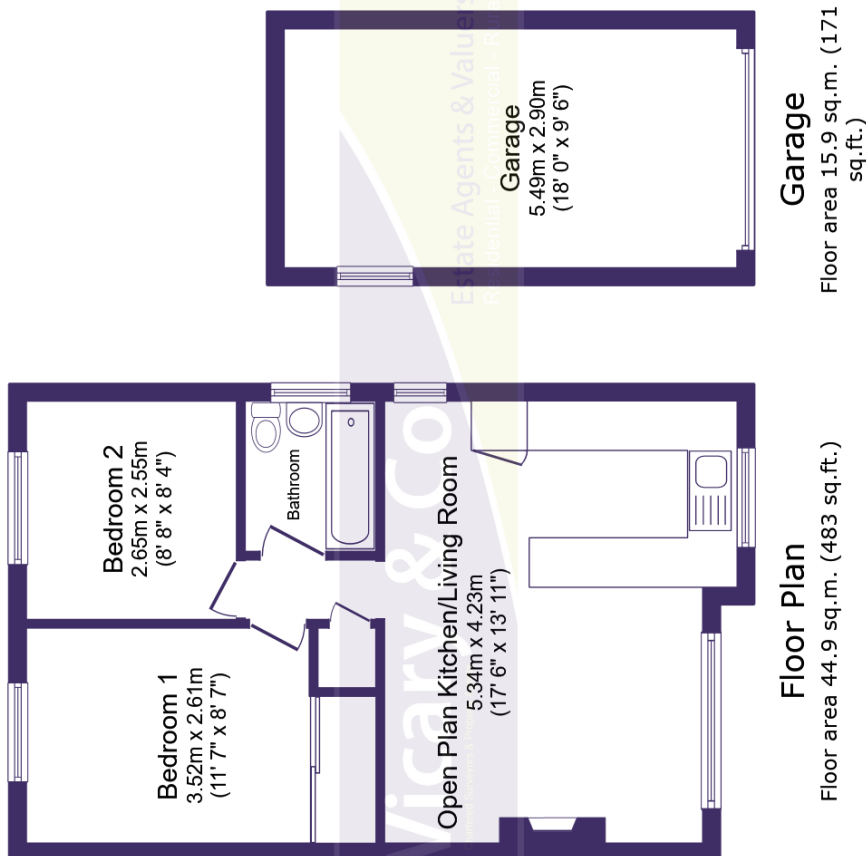
Council Tax Band: C – East Devon

EPC: C (69)

VIEWINGS

Strictly by appointment only with Vicary & Co





Total floor area: 60.8 sq.m. (654 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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