



Symonds
& Sampson

23 Chapel Way

Axminster, Devon

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Axminster
Devon EX13 5GY

A three bedroom, end terraced modern home which was built in 2022 and comes to the market with no onward chain.



- Constructed in 2022
- Remaining NHBC warranty
- End of terraced house
- Enclosed rear garden
- Two allocated parking spaces
 - Utility room
- No onward chain

Guide Price **£315,000**

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

This impressive double fronted property offers plenty of space for a growing family and has been well maintained by the current owners. The property is particularly light and airy with many dual aspect rooms and is decorated neutrally throughout.

ACCOMMODATION

On entering the property, you are greeted by a central hallway with stairs rising to the first floor and a useful downstairs cloakroom. From the hallway hard flooring runs through to an impressive dual aspect kitchen/dining room and utility room which includes double doors that lead out to the garden. The kitchen is comprehensively fitted with a wide range of modern units with a built-in oven and hob and space for a table. The utility is located to the rear of the kitchen, providing space and plumbing for a washing machine and if required, a condenser dryer. On the opposite side of the hall is the light and airy dual aspect sitting room. To the first floor are three well-proportioned bedrooms and a beautiful main bathroom. The master bedroom includes an en-suite shower room. Gas fired central heating, mains wired smoke alarms and extensive double glazed windows throughout.

OUTSIDE

The rear garden enjoys a fantastic westerly aspect with

pleasant views which can be enjoyed from the patio. Gated access to the parking area which leads to two allocated parking spaces.

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Tel 01404 515616 Council Tax Band C

SITUATION

Chapel Way is part of a new modern housing development less than a mile from the town centre of Axminster. The market town of 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 shops including two supermarkets; schools, as well as churches, cafes and restaurants.

DIRECTIONS

///swoop.print.scarves

<https://w3w.co/swoop.print.scarves>

SERVICES

Mains Electricity, Gas, Water & Drainage.

Broadband: Ultrafast broadband is available

Mobile network coverage: There is mobile network coverage available in the area. Please refer to Ofcom's website for further details.

Source- Ofcom.org

MATERIAL INFORMATION

- 1.) There is an annual estates and management charge for the upkeep of the communal areas within the development.
- 2.) The property is at very low risk of flooding from both surface water & rivers and seas. Source- Gov.uk



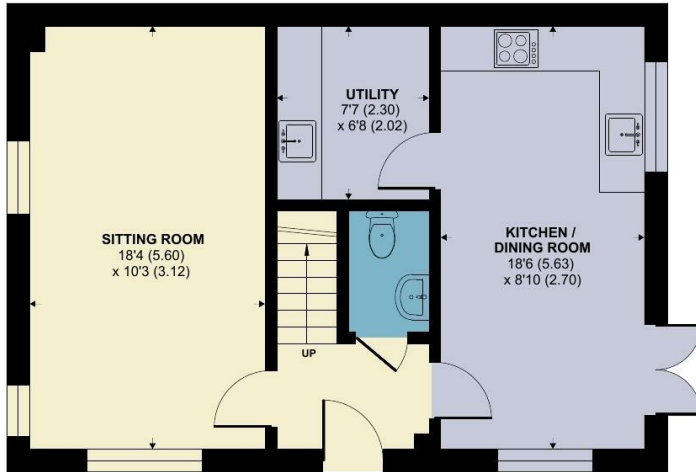
Energy Efficiency Rating	
Current	Target
95	95
Full energy appliance - overall energy costs 84	
A	B
B	C
C	D
D	E
E	F
F	G
Full energy appliance - operational energy costs 84	
England & Wales EPC (Energy Performance Certificate) 2008/9 (REV)	



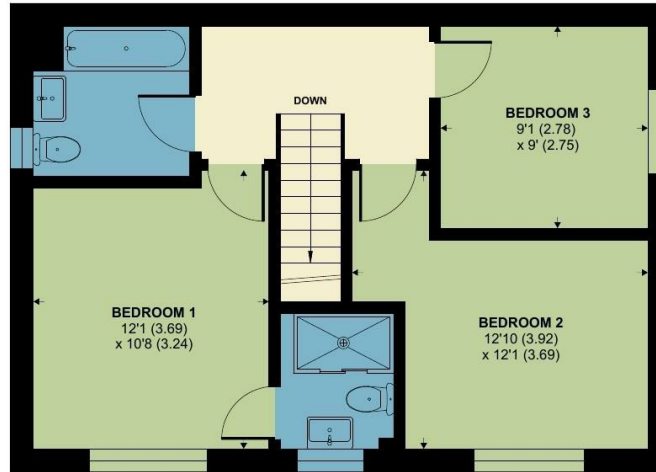
Chapel Way, Axminster

Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Symonds & Sampson. REF: 1458245



Axm/VH/3.6.26



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