

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds  
& Sampson

The address '97 Dukes Way' is written in a large, white, serif font, centered over a dark green background that covers the bottom portion of the image.

97 Dukes Way

The location 'Axminster, Devon' is written in a smaller, white, sans-serif font, centered below the address.

Axminster, Devon

# 97 Dukes Way

Axminster  
Devon EX13 5FN

A substantial executive town house offering four double bedrooms, large kitchen/family room, study and double garage.

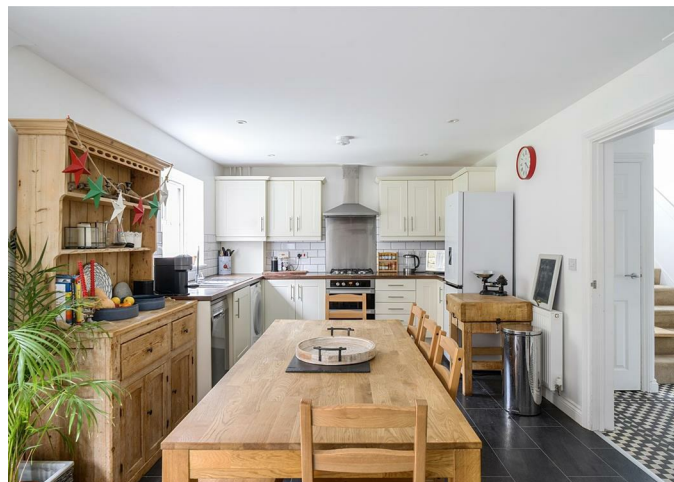


- Great family home
- Well appointment accommodation
  - Four double bedrooms
  - First floor sitting room
    - Energy efficient
- Attractive landscaped garden
  - Double garage

Guide Price **£410,000**

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

Built by Betterment Homes in 2018 this spacious three storey detached townhouse is the only one of its kind within the development. The accommodation is impressive in size with close to 1600 sq ft of living space and comes with the remainder of its NHBC warranty. This exceptional family home is all about space and modern living with the kitchen/family room being the hub of the home. As one would expect this home offers all modern conveniences associated with modern housing as well as some nice personal touches which makes this house a home.

## ACCOMMODATION

On entering the property, you are greeted by a spacious entrance hallway with beautiful decorative tiled flooring and downstairs cloakroom. The owner's study is located on your left and could easily be used as a fifth bedroom. The stunning kitchen/family room spans the full width of the rear elevation and is well fitted with a good range of cream fronted units with ample space for a dining table and double doors leading out to the garden. The sitting room is located on the first floor, overlooking the garden, and features a mock fireplace as the main focal point. Split between the first and second floors are the four double bedrooms and family bathroom. The master bedroom features an en suite shower room, while the family bathroom includes a full suite as well as a separate shower enclosure.

## OUTSIDE

To the rear of the property is a level, child friendly enclosed garden. There is a generous patio seating area, established herbaceous borders, outside tap and gated access between the double garage and the side of the house.

## SITUATION

Dukes Way is a well regarded development of modern houses situated less than a mile away from Axminster train station and the town centre. 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 a supermarket, schooling and train station that is on the direct line to London Waterloo and Exeter.

## DIRECTIONS

What3Words  
///simple.announced.pose

## SERVICES

All Mains services connected  
Broadband - Ultrafast broadband available

Mobile Network Coverage - Mobile coverage is available in the area. Please refer to Ofcom's website for further details

Source - Ofcom.org.uk

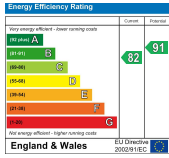
## LOCAL AUTHORITY

East Devon District Council  
01404 515616  
Council Tax Band D

## MATERIAL INFORMATION

- 1.) The area around the property is at very low risk from flooding from rivers and seas, and surface water.
- 2.) The site is managed and maintained by Streamside Management Company with all homeowners responsible for paying a yearly contribution.





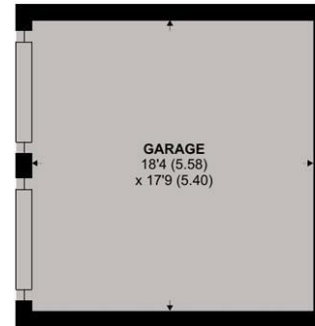
## Dukes Way, Axminster

Approximate Area = 1563 sq ft / 145.2 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 1887 sq ft / 175.3 sq m

For identification only - Not to scale



GROUND FLOOR

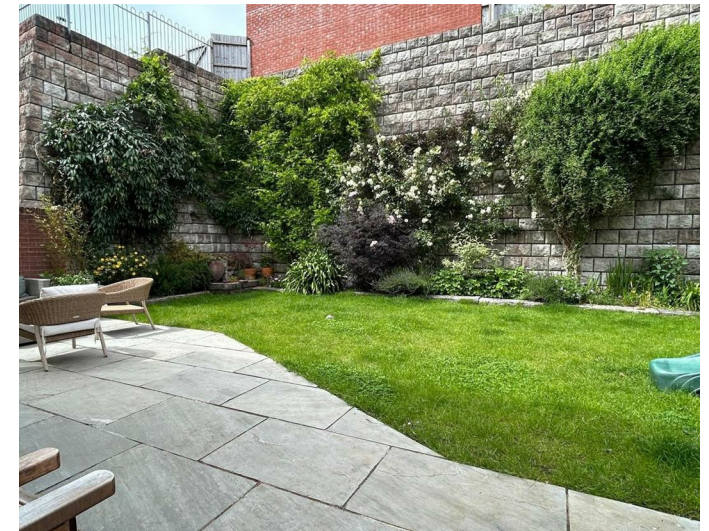


FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1440270



Axm/RS/16.4.26



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