

A two-story house with a mix of brick and wood cladding. The ground floor features light-colored brickwork and a large white-framed window. The upper floor is clad in dark brown horizontal wood panels and has two white-framed windows. The roof is covered in dark grey tiles. A wooden door with a small window is visible on the ground floor. The house is surrounded by a green lawn and some garden plants. A dark green banner with the text 'Symonds & Sampson' is positioned at the top center of the image.

Symonds
& Sampson

73 Woodbury Park
Axminster, Devon,

73 Woodbury Park

Axminster
Devon
EX13 5QX

A spacious three bedroom family home with larger than average garden, garage and within walking distance of Axminster town and station.



- Semi detached house
 - Elevated position
 - Edge of development
- Generous entrance hallway
 - Three bedrooms
 - Two reception rooms
 - Enclosed rear garden
 - Gas central heating
 - Garage in a block

Guide Price **£235,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Built during the 1960's and located in a pleasant, elevated position, this ideal family home forms part of the Woodbury Park estate on the favoured western side of Axminster. The property offers good room sizes as well as scope for improvement. The windows and doors have all been replaced with double glazed units apart from one single glazed window on the first floor landing. There is also a gas fired central heating system with the replacement boiler.

ACCOMODATION

The property offers well planned accommodation with a large sitting room to the front elevation. The kitchen includes a range of wall and base units, space for appliances and pantry cupboard. The formal dining room looks out over the rear garden and the sitting room benefits from a recently fitted multi-fuel stove. To the first floor are three bedrooms, two of which include built in wardrobes. The bathroom and WC are currently separate and include white fittings.

OUTSIDE

To the front of the property is a gently sloping lawned garden left to grow to encourage wildlife and wildflower. A pathway leads to the main entrance and gated side access.

The rear garden is also laid to lawn with a wide area of established shrubs.

SITUATION

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 independent and national retailers including a supermarket, schools, as well as churches, cafes and restaurants. A well supported local produce market is held every Thursday in Trinity Square.

DIRECTIONS

What3Words
///squirted.already.joints

SERVICES

Mains electric and water and drainage.
Broadband - Superfast 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.uk

LOCAL AUTHORITY

East Devon District Council.
Tel : 01404 515616
Council Tax Band C

MATERIAL INFORMATION

The area around the property is at very low risk of flooding from rivers, seas and surface water.

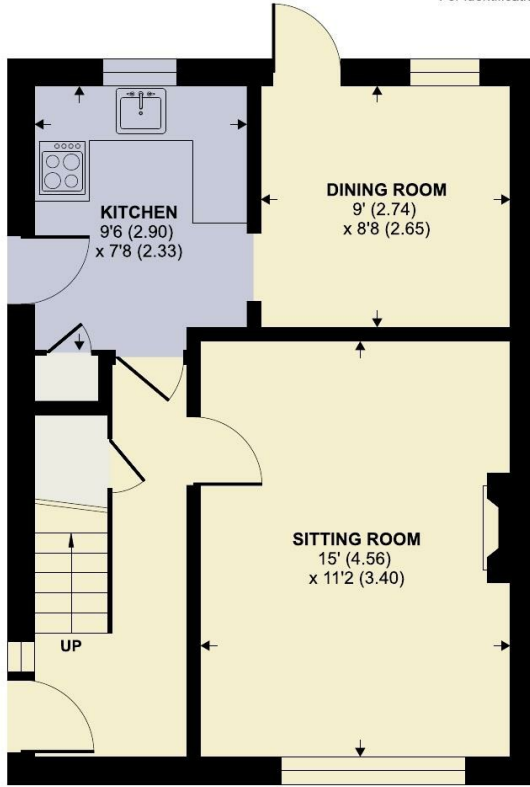


Energy Efficiency Rating		Current	Target
A	92-100	87	92
B	81-91		
C	69-80		
D	55-68	54	
E	39-54		
F	29-38		
G	1-28		

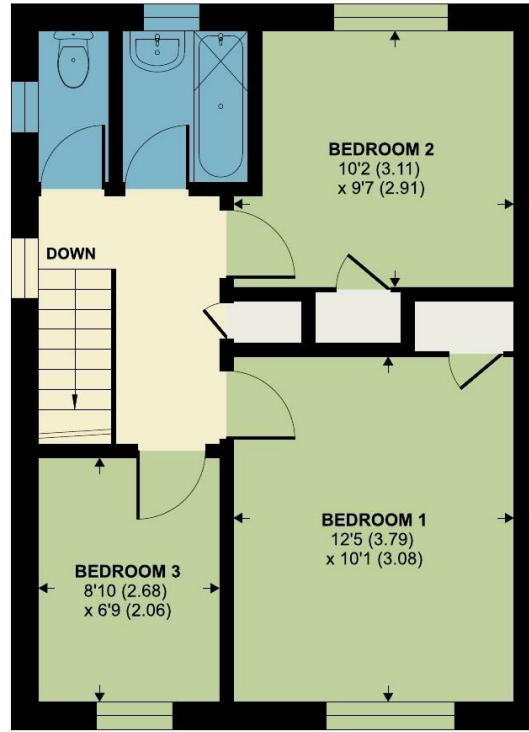
Woodbury Park, Axminster

Approximate Area = 828 sq ft / 76.9 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). © n|checon 2026. Produced for Symonds & Sampson. REF: 1485786



Axm/RS/8.7.26



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