

Symonds
& Sampson



1 Heath Common

Membury, Axminster, Devon

1 Heath Common

Membury
Axminster
Devon EX13 7UF

Well appointed and tastefully decorated three bedroom country home offering excellent rural views, extended accommodation and parking for three vehicles.



- Semi rural village setting
- Extended kitchen & family room
- Modern double glazed conservatory
- Kitchen/breakfast room with Aga
- Modernised family bathroom
 - Downstairs cloakroom
- Extensive double glazing
 - Modern electric heating
- Beautifully landscaped gardens
 - Cul de sac position

Guide Price **£485,000**

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

This three bedroom family home is set within a select cul de sac of just eight detached homes and offers delightful, elevated views over the village of Membury and the surrounding countryside. The property was constructed during the late 1980's and now benefits from a ground floor extension spanning the full width of the accommodation. The additional living space offers a good degree of flexibility as well excellent vantage points which look out of the delightful, private gardens. Overall, the property is presented in excellent decorative condition, while the family bathroom was renewed at the start of 2026.

ACCOMMODATION

On entering 1 Heath Common you are greeted with a spacious entrance hallway with stairs to first floor and downstairs cloakroom. The sitting room is an excellent size with large bow window to the front allowing plenty of light to fill the room. The feature fireplace and wood burning stove make for an excellent focal point. Doors lead through to the second reception room, the multi purpose dining/family room. Along with the kitchen, both rooms benefit from the extra living space provided from the extension. The adjoining conservatory offers further reception space as well as integral access to the garage. The kitchen/breakfast room is well fitted with a comprehensive range of base and wall units, an electric Aga and space for a separate electric oven. There is ample space for a breakfast table, which again enjoys the outlook over the gardens. The utility/laundry room provides additional storage space with plumbing for a washing machine. To the first floor are three double bedrooms and a family bathroom.

All three bedrooms benefit from built in/fitted wardrobes with the master suite providing the best views in the house. The family bathroom features a smart contemporary suite with extensive tiling and incorporating a bath with overhead shower and glass shower screen.

OUTSIDE

To the front is a lawned area with well planted borders and driveway leading to the garage. The garage is larger than the average single and benefits from an electric roller door, light and power, boarded eaves space. To the side of the garage a five bar gate gives access to an additional parking area and the private rear garden. The rear garden enjoys a high degree of privacy with a variety of mature shrubs and hedging, interspersed with seasonal colour and interest. The patio area spans the full width of the property with steps leading up to the main lawned garden and a recently created paved terrace in the far corner. Outside power, lighting and water supply to front and rear of the property, with garden shed and log store.

SITUATION

Heath Common is set in a pleasant elevated position overlooking the main village and countryside. Membury has an active local community based around the village hall, church and primary school. The village lies within the Blackdown Hills Area of Outstanding Natural Beauty, 4 miles north west of Axminster and 7 miles from Chard. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and

independent retailers, doctor surgery and dentists. There is a well supported country produce market held in Trinity Square every Thursday. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton 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 18 miles. Axminster train station that is on the direct line to London Waterloo.

DIRECTIONS

What3Words
///jokes.logbook.client

SERVICES

Mains electric and water and drainage.
Broadband - Superfast broadband available
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 D

MATERIAL INFORMATION

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



Energy Efficiency Rating	
Current	Potential
78	78
<small>Total energy efficient - lower running costs</small> 78-91 A 69-77 B 55-68 C 39-54 D 29-38 E 13-28 F 1-12 G	
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC	

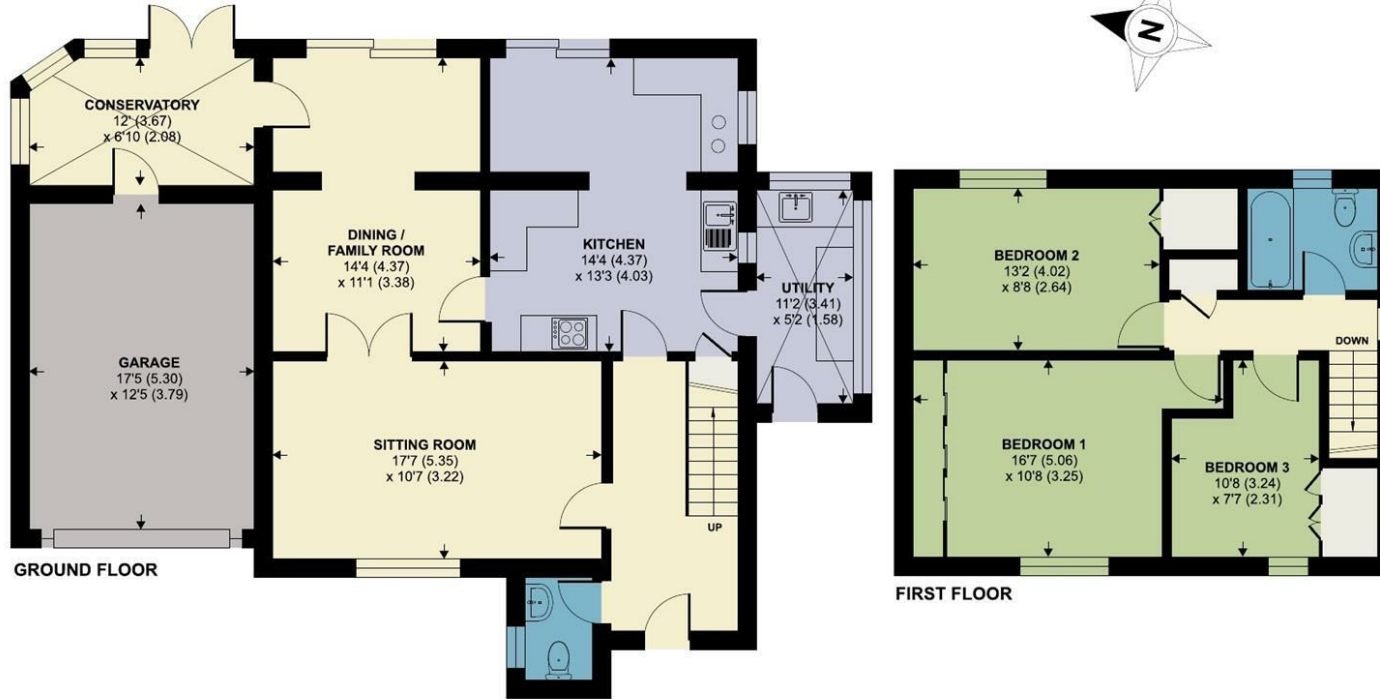
Heath Common, Membury, Axminster

Approximate Area = 1363 sq ft / 126.6 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1572 sq ft / 146 sq m

For identification only - Not to scale



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: 1484545



Axm/RIS/7.7.26



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