



Symonds
& Sampson

131 North Street
Axminster, Devon

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Axminster
Devon EX13 5QH

A beautifully renovated three bedroom family home with large driveway and substantial rear garden measuring in the region of 120ft. No onward chain



- Traditionally constructed
- Section 157 local housing restriction
 - Cul de sac position
 - Quality fitted kitchen
- Range of integrated appliances
- Downlighters to kitchen & bathroom
- Newly carpeted & redecorated
 - Level lawned gardens
- Impressive parking options

Guide Price **£235,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Originally constructed by East Devon local authority this well presented three bedroom family home is welcomed to the market in turn key condition and ready for occupation. The current owners have completely overhauled the property since taking ownership during 2019. The result is a fabulous well proportioned residence offering everything a buyer could be looking for. The free following accommodation has been tastefully decorated and fitted with contemporary fixtures including a luxury bathroom suite and smart kitchen offering a full range of integrated appliances. To the outside is a substantial rear garden.

ACCOMMODATION

From the driveway an open storm porch leads to the main entrance via a double glazed front door that continues through to the entrance hall. The living room is situated to the front elevation and features a contemporary electric fire as the main focal point. The kitchen/dining room spans the full width of the property and has direct access out onto a large terrace making this an ideal location for entertaining. The kitchen has been finished in grey high gloss units with contrasting works surfacing. To the first floor are three bedrooms (two doubles & one single), along with the family bathroom.

OUTSIDE

The front garden has been replaced with a large gravelled driveway which can comfortably accommodate four vehicles. To the rear is a substantial garden which is mainly lawned with a large decked seating area adjoining the kitchen and an enclosed former vegetable plot at the far end. Outside power, water supply and children's summer house.

SITUATION

The property is in a most convenient position only some half a mile from the centre of Axminster yet within a few hundred metres walk of the countryside. 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 Tesco's supermarket, schooling and train station on the direct line to London Waterloo and Exeter. The town has a popular local trader's market held every Thursday in Trinity Square.

DIRECTIONS

///trickle.funded.powering

SERVICES

Mains electric, gas, water and drainage.
Broadband : Ultrafast broadband available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

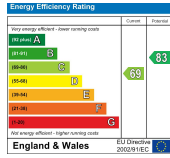
LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band: B

MATERIAL INFORMATION

The area around the property is at a very low risk from flooding from rivers and seas, and surface water. All interested parties should be aware that the property is subject to a section 157 of the Housing Act 1985. Buyers will need to confirm that they have either lived or worked in Devon for a minimum of three years. Please direct your enquires to East Devon Council for this matter.





North Street, Axminster

Approximate Area = 888 sq ft / 82.4 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). © nlichecom 2026. Produced for Symonds & Sampson. REF: 1472182



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