

3 Latches Walk

Axminster, Devon

3 Latches Walk

Axminster
Devon EX13 5DQ

A beautifully presented three bedroom detached bungalow set in the ever popular Latches Walk development close to the heart of Axminster town. No onward chain.



- Occupies a relatively level site
- En-suite facility and useful utility room
 - Gas fired central heating system
- Double glazed units to most openings
- Sitting room enjoying double aspect
- Recently re-carpeted and decorated
 - Adjoining driveway and garage
- View towards open countryside from rear garden

Guide Price **£435,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A rare opportunity to acquire a three bedroom detached modern bungalow occupying a prime level site set amongst similar properties being within walking distance of the town centre.

ACCOMMODATION

The well proportioned living accommodation provides a popular kitchen/dining arrangement alongside a useful utility room and an en-suite wet room style facility to the master bedroom. There have been recent enhancements to include re-carpeting and decorations throughout, further complemented by an existing gas fired central heating system and UPVC double glazing to most openings. Countryside views can be appreciated from the rear garden which incorporates a variety of paved patio sections.

As previously mentioned the site is relatively level incorporating a brick paved driveway providing ample parking granting access to the adjoining garage. A wall mounted gas boiler is located in the garage.

SITUATION

Latches Walk is a favoured residential street of mainly detached bungalows situated within walking distance of the town centre. 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. It is also home to Hugh Fernley-Whittingstall's famous River Cottage HQ at Trinity Hill.

OUTSIDE

The property is approached via a brick paved driveway providing off-road parking leading to:

GARAGE

Up and over door, over head storage, wall mounted gas boiler, personal door to garden.

GARDENS

To the front is an area laid to lawn with side pedestrian access leading to:

REAR GARDEN

Area principally laid to lawn Incorporating various patio sections and raised herbaceous border incorporating specimen tree majority of which enjoys views towards open countryside.

LOCAL AUTHORITY

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

SERVICES

All mains services connected.
Broadband : Ultrafast available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

DIRECTIONS

What3Words
///brief.loaded.honeybees

MATERIAL INFORMATION

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



Latches Walk, Axminster

Approximate Area = 1059 sq ft / 98.3 sq m

Garage = 173 sq ft / 16 sq m

Total = 1232 sq ft / 114.3 sq m

For identification only - Not to scale



GROUND 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: 1389047



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Axm/RIS/9.1.26



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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