

The logo for Symonds & Sampson is located in the top center of the image. It consists of the company name in a white serif font, with 'Symonds' on the top line and '& Sampson' on the bottom line. The text is set against a dark green rectangular background that has a thin yellow horizontal line at its base.

Symonds
& Sampson

23 Chapel Way

Axminster, Devon

23 Chapel Way

Axminster
Devon EX13 5GY

A three bedroom, end of terrace modern home which was built in 2022 and comes to the market with no onward chain.



- Constructed in 2022
- Remaining NHBC warranty
- End of terraced house
- Enclosed rear garden
- Two allocated parking spaces
 - Utility room
- No onward chain

Guide Price **£305,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This impressive double fronted property offers plenty of space for a growing family and has been well maintained by the current owner. The property is particularly light and airy with many dual aspect rooms and is decorated neutrally throughout.

ACCOMMODATION

On entering the property, you are greeted by a central hallway with stairs rising to the first floor and a useful downstairs cloakroom. From the hallway hard flooring runs through to an impressive dual aspect kitchen/dining room and utility room which includes double doors that lead out to the garden. The kitchen is comprehensively fitted with a wide range of modern units with a built-in oven and hob and space for a table. The utility is located to the rear of the kitchen, providing space and plumbing for a washing machine and if required, a condenser dryer. On the opposite side of the hall is the light and airy dual aspect sitting room. To the first floor are three well-proportioned bedrooms and a beautiful main bathroom. The master bedroom includes an en-suite shower room. Gas fired central heating, mains wired smoke alarms and extensive double glazed windows throughout.

OUTSIDE

The rear garden enjoys a fantastic westerly aspect with

pleasant views which can be enjoyed from the patio. Gated access to the parking area which leads to two allocated parking spaces.

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon.
Tel 01404 515616 Council Tax Band C

SITUATION

Chapel Way is part of a new modern housing development less than a mile from the town centre of Axminster. 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.

DIRECTIONS

///swoop.print.scarves
<https://w3w.co/swoop.print.scarves>

SERVICES

Mains Electricity, Gas, Water & Drainage.
Broadband: Ultrafast 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

MATERIAL INFORMATION

- 1.) There is an annual estates and management charge for the upkeep of the communal areas within the development.
- 2.) The property is at very low risk of flooding from both surface water & rivers and seas. Source- Gov.uk



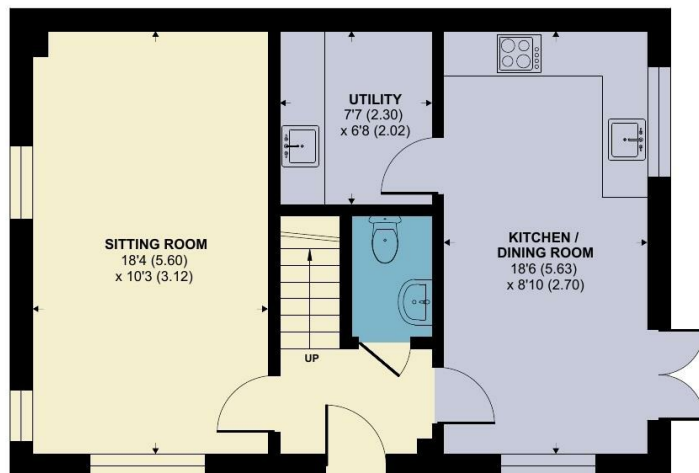
Energy Efficiency Rating	
Best energy efficient - lowest running costs	Score
Band A	95
Band B	84
Band C	
Band D	
Band E	
Band F	
Band G	
Band H	
Band I	
England & Wales	EU Directive 2002/91/EC



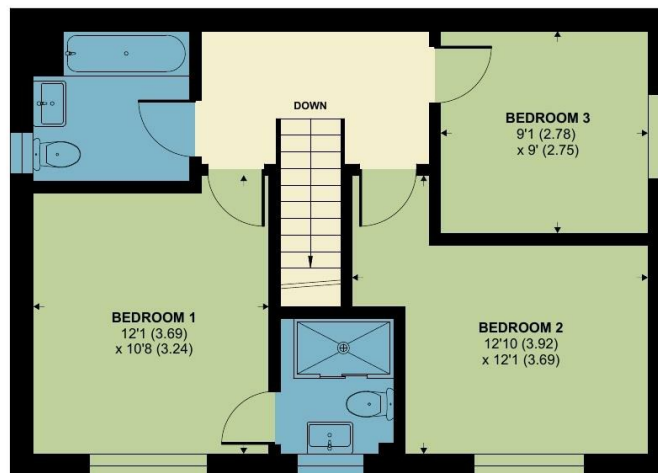
Chapel Way, Axminster

Approximate Area = 982 sq ft / 91.2 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: 1458245



Axm/VH/3.6.26



01297 331222

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



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT