

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds
& Sampson

A photograph of a two-story terraced house with a yellow facade and a dark green door. The house has a tiled roof, a satellite dish, and a flower box under the window. A white door is visible on the right side of the building.

Stable Cottage

12 Old North Street, Axminster, Devon

Stable Cottage

12 Old North Street
Axminster
Devon EX13 5QD

A charming and character rich two bedroom cottage enjoying a tucked away location being within walking distance of the town centre whilst providing views towards open countryside



- Extended period cottage
- Brick fireplace with inset gas stove
- Partial flagstone flooring and exposed timbers
- Mediterranean style west facing garden
- UPVC double glazing to most openings
- Kitchen/dining room with first floor bathroom



Guide Price **£205,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Stable cottage comprises an attractive two bedroom period residence built with part rendered elevations under a slate roof. The character accommodation has been enhanced with a rear extension to provide a desirable kitchen/dining room and a first floor bathroom. Period features include partial flagstone flooring, brick fireplace and exposed beams alongside night storage heating and UPVC double glazing to most openings. There is a west facing Mediterranean-style rear garden offering a wealth of mature plants and shrubs accessed via French patio doors from the rear porch. Although the property provides good access to town, countryside views can be appreciated from the rear first floor window.

SITUATION

A particular feature is the site and sit you enjoying a tucked away location for part of a picture of street scene being within walking distance of the town centre. 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 (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 22 miles. Axminster train station that is on the direct line to London Waterloo to Exeter line.

OUTSIDE

There is a rear garden which enjoys a west facing Aspect created from a Mediterranean influence to provide a low maintenance environment with paved patio enclosed principally by natural stone walling offering a wealth of plants and shrubs

SERVICES

All mains services connected.

Broadband: Ultrafast broadband 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

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616.

Council tax band A.

MATERIAL INFORMATION

The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk.

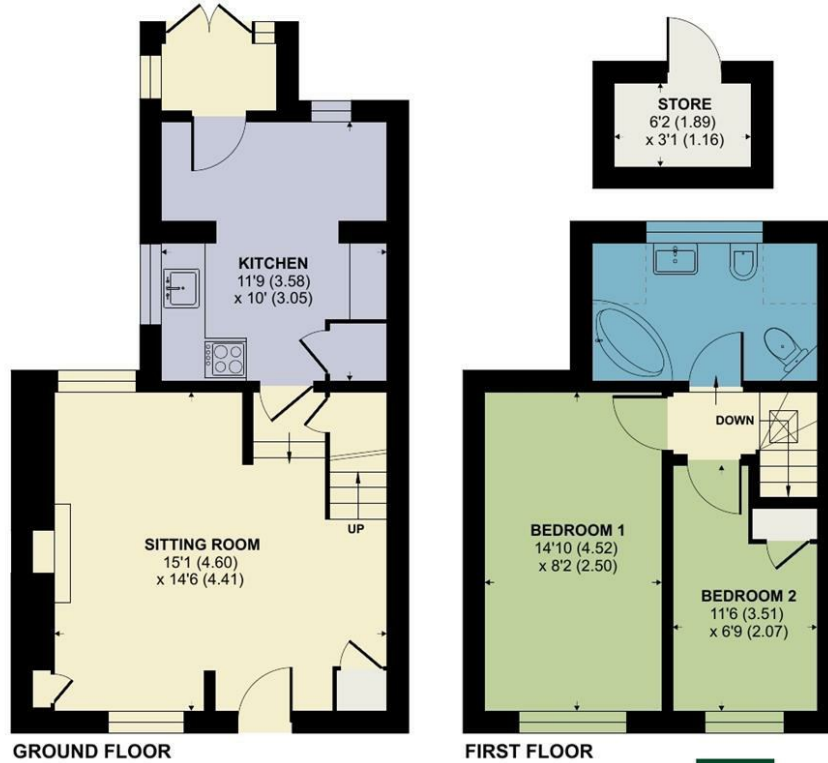


North Street, Axminster

Approximate Area = 651 sq ft / 60.4 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 689 sq ft / 63.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		80
(69-80)	D		
(55-68)	E	55	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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: 1467424



Axm/JP/5.6.26



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