



Purzebrook House Musbury Road, Axminster, EX13 5JG

Offers in excess of £280,000

**** A RARE OPPORTUNITY TO PURCHASE THIS ATTRACTIVE PERIOD HOME STEEPED IN HISTORY ****

We are thrilled to be bringing this Grade II listed home which hosts many of its original features to the market. This home which has been loved by many for hundreds of years is believed to be dated back to the 18th century and was once a larger home separated into individual dwellings.

If history is your interest, then continue reading. The history reports that the house was owned by the Harrison family in the 1740s which were succeeded by the Drakes, believed to be related to Sir Francis Drake. The home which alongside being a residential property is also reported to have been at one time a public house and a school.

The location of this property is also a short distance into the town centre of Axminster which is a pretty market town on the eastern border of Devon and approx. 28 miles from Exeter. With plenty of heritage, the stunning countryside that surrounds this town along with amenities and a train ride away from the stunning south Devon coast, this home will appeal to many and we strongly suggest an early visit.

The accommodation offers great space and it briefly consists: entrance porch and door into the sitting room with central fireplace and door to the kitchen which is fitted with base and wall units. The formal dining room with bay fronted window and downstairs bathroom complete this living space. Stairs then lead to the first floor landing with doors to bedroom one and two, bedroom one has an en-suite shower room, a door then leads from this room to an



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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