



## 2 Springfield, Membury, Axminster, EX13 7AB

Guide Price £310,000 Freehold

- Three Bedroom Semi-Detached House
- Kitchen
- Family Bathroom
- Sitting Room
- Cloakroom
- Front and Rear Gardens
- Dining Room
- Sun Room
- Single Garage located away from the property

## 2 Springfield, Axminster EX13 7AB

Back on the market for the first time in over 30 years this charming and well cared for three bedroom semi-detached house situated in the East Devon village of Membury. Boasting comfortable living accommodation throughout, the property comprises a sitting room, dining room, kitchen, sun room, cloakroom, utility area, two double bedrooms, one single bedroom and a family bathroom. The property further enjoys beautifully maintained front and rear gardens and from its slightly elevated position enjoys countryside views of the surrounding fields towards the rear aspect. No Onward Chain.



Council Tax Band: C



### Situation

Located in the Blackdown Hills Area of Outstanding Natural Beauty about 4 miles from the market town of Axminster, 6 miles to Chard and approximately 10 miles from the Jurassic coastline between Lyme Regis and Seaton. Membury is a thriving and active community where local amenities include a primary school, church, village hall with a host of clubs and societies.

### Covered Porch

A covered porch with entrance door leading to

### Entrance Hall

Carpeted flooring with doors leading to the accommodation and stairs with a stairlift leading to the first floor.

### Sitting Room

18'4" x 11'10" (5.61 x 3.61)

A dual aspect reception room with windows to the front and rear aspects, featuring a brick fireplace, carpeted flooring and two radiators. Telephone point

### Dining Room

18'4" x 9'10" (5.61 x 3.00)

A dual aspect reception room with windows to the front and rear aspect and two radiators. Featuring carpeted flooring with parquet flooring underneath, a blocked fireplace and benefitting from storage and pantry cupboards.

### Kitchen

14'7" x 10'0" (4.47 x 3.07)

With cork tiled flooring and fitted with a range of matching wall and base units with worktops over comprising a stainless steel double sink and drainer, an AGA stove and Lieherr fridge under the worktops. Further benefitting from a Bosch dishwasher, telephone point, radiator and door to the sun room. Two windows to the front aspect overlook the front garden. Loft hatch and fuse box.

### Utility Area

Plumbed in Miele washing machine, Bosch chest freezer, an oil fired boiler and single glazed window to the sun room.

### Cloakroom

Fitted with a coloured suite comprising a low level hand flush w.c. A radiator and single glazed opaque window to the sun room.

### First Floor Landing

Doors to the accommodation with a window to the rear aspect, loft access, radiator and airing cupboard with immersion heater.

### Bedroom 1

12'0" x 10'2" (3.66 x 3.12)

A double bedroom with a window to the front aspect, radiator and fitted storage cupboard. Carpeted flooring. Telephone point.

### Bedroom 2

9'10"x 9'10" (3.02x 3.00)

A double bedroom with a window to the front aspect, radiator and a fitted storage cupboard. Carpeted flooring.

### Bedroom 3

7'8" x 8'5" (2.36 x 2.57)

A single bedroom with a radiator, window to the rear aspect that enjoys views over the rear garden and the surrounding countryside. Carpeted flooring.

### Bathroom

Fitted with a white suite comprising a w.c, a hand wash basin and a panelled bath with a shower attachment over taps. Radiator and a window to the rear aspect.

### Sunroom

12'11" x 5'2" (3.94 x 1.60)

Accessed from the kitchen, this sunroom was added to the property in 1991 and overlooks the rear garden with a side door giving access to the garden.

### Outside

The property enjoys neatly arranged gardens to the front and rear of the property and is mostly laid to lawn enjoying a variety of well established flower and shrub beds. Further benefitting from an outside water tap and oil tank.

### Garage

18'11" x 10'2" (5.77 x 3.10)

Located 2 minutes from the property and registered on a separate freehold title DN295592 is a concrete/brick built single garage.

### Agents' Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Utilities: Oil fired central heating, mains electric, mains water and mains drainage.

Mobile phone coverage: More information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Broadband: Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available. Please go to [openreach.com](http://openreach.com) for more information

We have been advised that the semi-circle vehicle service area leading to the pedestrian access to Springfield is owned by East Devon District Council but responsibility for maintenance is shared by all 8 houses and was last refurbished in 2009.

Garage: Is on a separate freehold title deed from the main property. There are a number of formal arrangements in relation to the garage and copies of these are available on request.

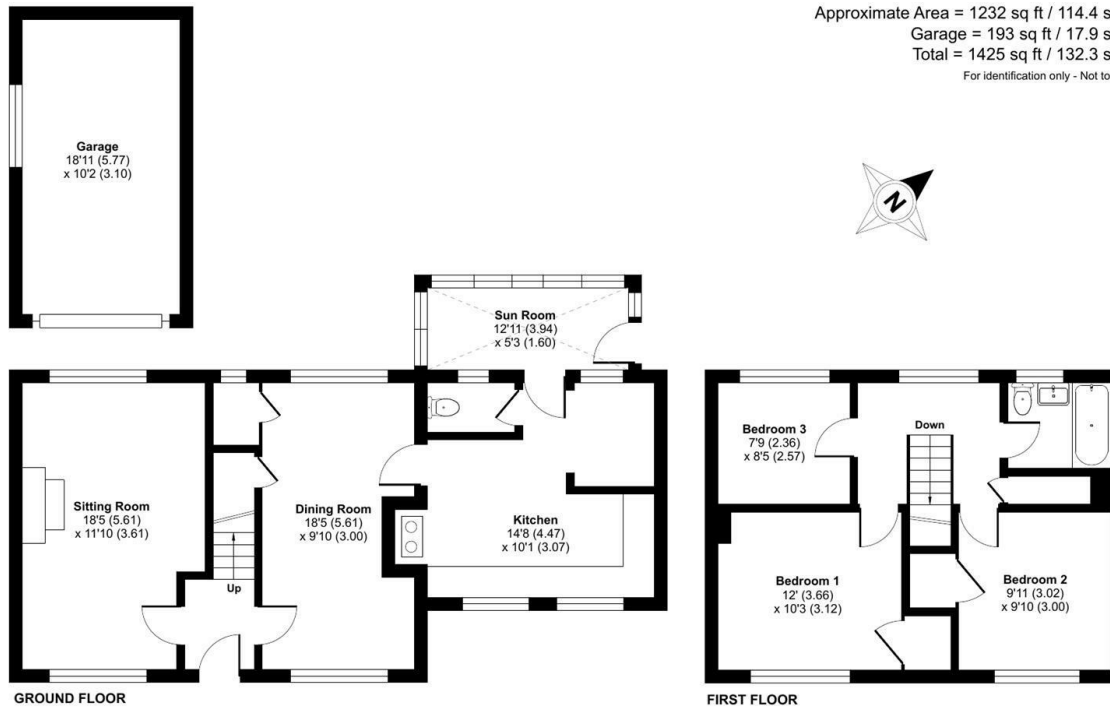
## Springfield, Membury, Axminster, EX13

Approximate Area = 1232 sq ft / 114.4 sq m

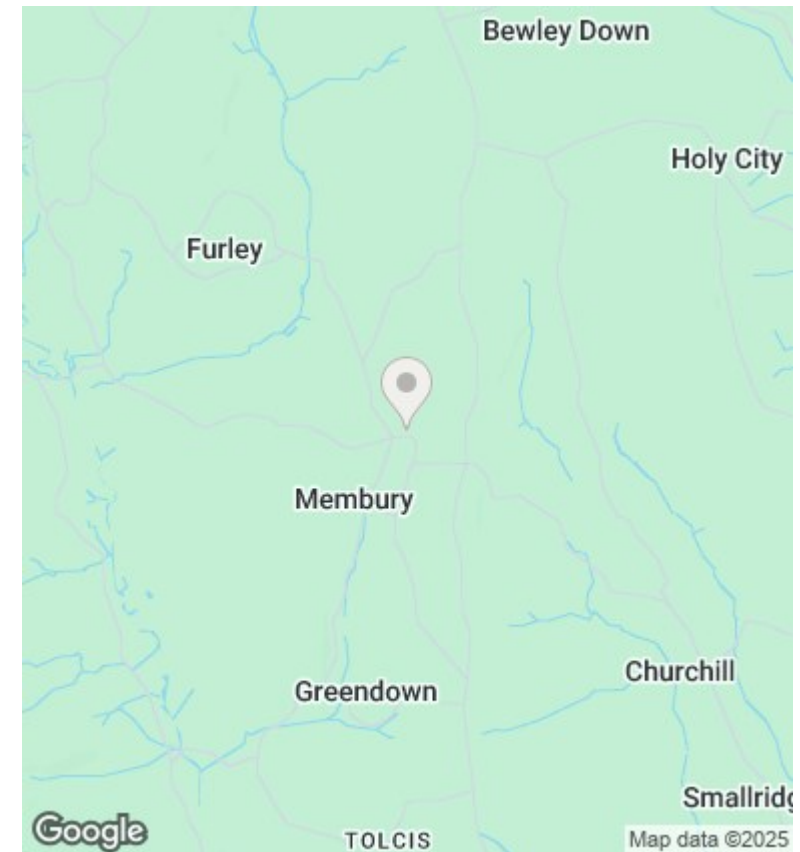
Garage = 193 sq ft / 17.9 sq m

Total = 1425 sq ft / 132.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Harris & Harris Property Services Ltd. REF: 1107627



## Directions

From our office in West Street, Axminster follow the A358 turning left onto Castle Hill. Turn right onto Uphay Lane and the continue for 2.1 miles. Then turn left and continue down the hill and Springfield can then be found shortly on the right hand side with the property accessed via a pedestrian pathway.

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 76        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 46      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |