



Freshfields





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Sector Lane, Axminster, EX13 5BP

Axminster station 0.9 miles Lyme Regis Beach 5.5 miles

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## Spacious edge of town bungalow in need of modernisation.

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- Edge of town location
- In need of modernisation
- Garage and Parking
- Freehold
- Fantastic views
- 3 bedrooms
- In all about 0.17 acres (670 sqm)
- Council tax band E

## Offers In Excess Of £300,000

### SITUATION

Positioned along Sector Lane, backing on to open fields with fantastic views north up the Axe Valley, the property is located in a quiet yet accessible position.

### DESCRIPTION

Traditionally built with brick elevations under a tiled roof, the property has timber double glazed windows and would now benefit from a degree of updating and/or enlargement, subject to consents.

The grounds are gently sloping, with plenty of parking to the front and backing onto open fields to the rear. The mineral rights are excluded, adjoining land is designated in the EDDC local plan.

### SERVICES

Mains water, drainage, electric and gas. Gas fired central heating. Standard and ultrafast broadband available, mobile coverage likely outside with EE, O2, Three and Vodafone (Ofcom)









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 56                      | 78        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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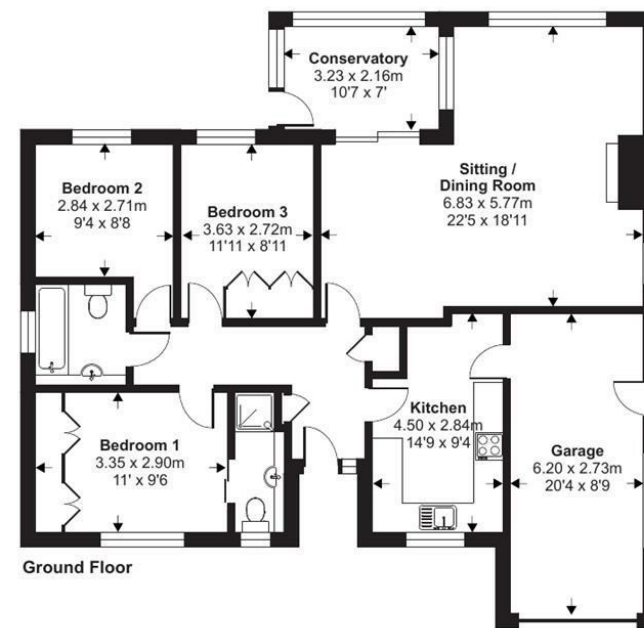


Approximate Area = 1103 sq ft / 102.4 sq m

Garage = 183 sq ft / 17 sq m

Total = 1286 sq ft / 119.4 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1180026



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