



## 11a North Street, Axminster

A well presented two double bedroom cottage with enclosed garden and no onward chain. Walking distance of Axminster town and amenities.

Guide Price  
**£205,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## 11a, North Street Axminster EX13 5QD

- Period property
- Central location
  - Sitting room
  - Kitchen/Diner
- Two double bedrooms
- Family bathroom
- Enclosed garden
- No onward chain
- Council Tax Band B

Viewing strictly by appointment through  
Symonds & Sampson Axminster Sales Office  
on 01297 33122







### The Property

This well-proportioned two bedroom town house is welcomed to the market with the benefit of no onward chain. The property features good ceiling heights and is light and airy with neutral décor throughout. From the roadside a solid wooden front door leads into the main reception room. A staircase rises to the first floor accommodation and an archway leads through to the spacious kitchen/dining room. There is a good range of wall and base units, fitted oven, hob, and cooker hood as well as space for a kitchen table and further white goods. Sliding patio doors lead out to the garden. To the first floor are two double bedrooms, both of which include built in storage and wardrobes and a bathroom with white suite, extensive tiling, and shower over the bath. Further enhancements include double glazed windows and a gas fired central heating system.

### Outside

To the rear of the property is an enclosed garden with established shrubs, paved seating area and a small brick built outbuilding.

### Situation

The property is situated in a most convenient position only a few minutes walk from the town's Minster and amenities. 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.

### Services

All mains services connected.

### Local Authority

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

### Agent's Notes

1. Please be advised that there is no parking available at the property.
2. In accordance with the Estate Agents Act 1979, we must inform you that a member of Symonds & Sampson LLP is a connected person to the vendor.

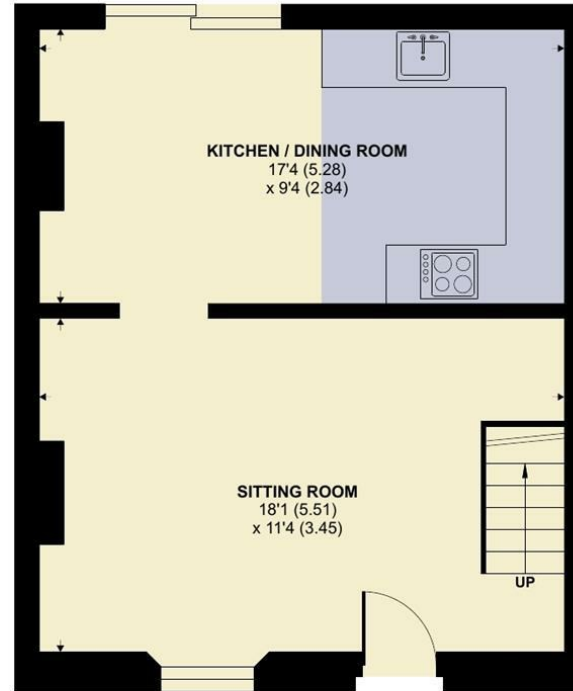




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Approximate Area = 761 sq ft / 70.6 sq m

For identification only - Not to scale



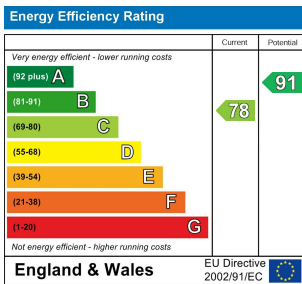
GROUND FLOOR



FIRST FLOOR

### Directions

Proceed on foot from our offices in Trinity Square, cross over the zebra crossing and follow the road around down Castle Hill. After passing Castle House on your right hand side turn right onto Old North Street where the property can be found after a hundred yards on your right hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1071761



Axm/RIS/10.1.24



01297 33122

Symonds & Sampson LLP  
Symonds & Sampson Trinity Square, Axminster, Devon, EX13 5AW

axminster@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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