



King Edward Road, Axminster

Well presented three-bedroom Edwardian terraced house with impressive reception room, south facing garden and private parking. NO ONWARD CHAIN.

Guide Price
£250,000
Freehold

Valley View

**Symonds
& Sampson**
ESTABLISHED 1858

Matson, King Edward Road Axminster EX13 5PP

- Well-presented period property
 - Three bedrooms
 - Attractive features
 - Modern fitted kitchen
- Private parking for 2 cars
- Double glazing & central heating
 - No onward chain
 - Council Tax Band B

Viewing strictly by appointment
Symonds & Sampson
01297 33122





Well presented three-bedroom Edwardian terraced house with impressive reception room, south facing garden and private parking. NO ONWARD CHAIN.

This traditionally constructed period home is welcomed to the market with the added benefit of no onward chain. The property has been much improved in recent years yet retains some nice character features and forms part of an attractive terrace of houses. From the pavement the pathway leads up to the front elevation and a double-glazed door continues through to the entrance hallway. Stairs lead to the first-floor accommodation, while the former two reception rooms have been knocked through to create one spacious living area featuring two decorative fireplaces. To the front elevation is a box bay window. The kitchen overlooks the garden and is fitted with a good range of cream front cupboards, wooden work surfacing, an integrated oven and space for further appliances. Large understairs recess and door to garden. To the first floor are three bedrooms and a small, well-formed bathroom featuring a white suite and shower over the bath. Extensive double glazing and gas fired central heating.

Outside

To the rear of the property is a fully enclosed south facing garden laid to lawn with patio area and a selection of mature shrubs and specimen plants. Garden shed, outside light and tape. Gated access to parking area.

Situation

King Edward Road is well placed for the main town and the train station both being within walking distance. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. 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 20 miles. Axminster itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter.

Services

All mains services connected.

Local Authority

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

Agents Note

The sale is subject to Grant of Probate, which has been applied for.





King Edward Road, Axminster

Approximate Area = 908 sq ft / 84.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

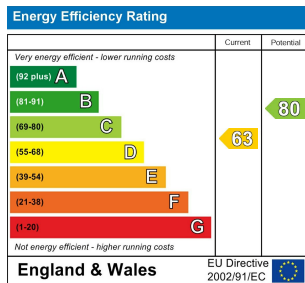


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1078467



Directions

From our office in Trinity Square proceed south towards the Tesco roundabout and take the first exit on to King Edward Road. Follow this road up the hill passing the entrance to Axminster train station and continue around to the left where the property can be found on your right hand side further identified by our Symonds & Sampson 'For Sale' board.



Axm/RIS/5.2.24



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