



## Gamberlake, Axminster

A 1930s style semi detached house, providing an adjoining driveway and garage being within walking distance of the town centre.

Guide Price  
**£239,950**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Clayton, Gamberlake Axminster EX13 5JZ

- Originally constructed as a three bedroom property
  - Good size gardens to front and rear
    - Adjoining driveway and garage
- Potential to extend subject to any necessary consents
  - En-suite bathroom with spa bath
    - Council Tax Band C

Viewing strictly by appointment  
Symonds & Sampson  
01297 33122





A 1930s style semi detached house, providing an adjoining driveway and garage being within walking distance of the town centre.

A well proportioned semi detached house currently arranged with two first floor double bedrooms and an ensuite bathroom (originally constructed as a three bedroom property). Although the accommodation enjoys a modern bathroom and UPVC double glazing to most openings, some general updating may now be appropriate. There is potential for possible enlargement subject of course to any necessary consents. The site is of particular interest offering an adjoining driveway for off-road parking and a garage.

#### Outside

The property is approached via driveway, providing off-road parking leading to

#### Garage

#### Gardens

There are gardens to front and rear with areas of lawn.

#### Situation

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 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.

#### Local Authority

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

#### Agent's note

We are informed that some form of foam loft insulation has been installed, and therefore potential purchasers are advised to speak to their lenders before viewing. Please contact the office for further details.



# Clayton, Gamberlake, Axminster

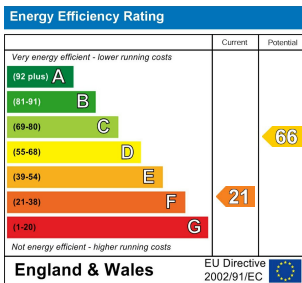
Approximate Area = 976 sq ft / 90.6 sq m  
 Garage = 143 sq ft / 13.2 sq m  
 Total = 1119 sq ft / 103.8 sq m

For identification only - Not to scale



## Directions

From our office, proceed along Musbury Road. On leaving Axminster, turn right into Gamberlake, where the property will be found a short distance 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: 1081176



Axm/JP/6.2.24

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