



23 Lea Combe, Axminster

A well situated 2 bedroom detached modern house offering a south facing garden being within walking distance of the town centre.

Guide Price
£305,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

23 Lea Combe Axminster EX13 5LJ

- Detached 2 bedroom chalet-style house
- Gas central heating and UPVC double glazing to most openings
- Conservatory and ground floor cloakroom
 - Adjoining garage and driveway
- Good sized south facing rear garden
- Within walking distance of town centre

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





A well situated 2 bedroom detached modern house offering a south facing garden being within walking distance of the town centre.

The property comprises a two-bedroom detached modern house built principally of a brick construction benefiting from a gas central heating system and upvc double glazing to most openings. The bright and spacious living accommodation provides a lounge/diner which enjoys a pleasant outlook over the rear garden, further complemented by a ground floor cloakroom and a UPVC double glazed conservatory. On the first floor are two double bedrooms with the master being of considerable size, alongside a modern bathroom suite.

To the front of the house is an adjoining driveway and garage with side pedestrian access leading to the rear garden. Within the south facing rear garden is an allocated vegetable area and an additional implement store.

Situation

As previously mentioned the site and situ is of particular note enjoying a relatively level rear garden and being within walking distance of the town centre. 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.

Outside

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

Garage

Up and over door with internal personal door granting access to the accommodation.

Garden

The front garden is principally laid to lawn with side pedestrian access leading to the rear garden. The rear enjoys a relatively level site, enjoying a south facing aspect incorporating an allocated vegetable area and further implement store.

Local Authority

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

Directions

From our office in Trinity Square proceed along Lyme Road and on passing the school turn right into Lyme Close. No 23 will become visible approximately 0.25 mile on your left hand side indicated by our For Sale board.



Lea Combe, Axminster

Approximate Area = 1147 sq ft / 106.5 sq m (includes garage)
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Outbuilding = 72 sq ft / 6.6 sq m
 Total = 1231 sq ft / 114.2 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	81
England & Wales	
EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 987226



Axm/RIS/2.24



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