



## 6, Glenwater Close, Axmouth

A split level three bedroom detached property situated in a small cul-de-sac in this pretty and highly sought after East Devon village with elevated views towards the estuary.

Guide Price  
**£515,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## 6, Glenwater Close, Axmouth EX12 4BT

- Detached Split Level Property
- Three Bedrooms (master with en-suite)
  - Excellent Elevated Views
  - Terraced Rear Garden
- Garage and Off-Road Parking
  - Council Tax Band E

Viewing strictly by appointment  
Symonds & Sampson  
01297 33122







A split level three bedroom detached property situated in a small cul-de-sac in this pretty and highly sought after East Devon village with elevated views towards the estuary.

If you are looking for a fantastic spacious detached home in a very sought-after location, then look no further. This much-loved detached house is sure to attract immediate interest with lovely views across the village and towards the estuary. Greeted by a driveway providing off road parking, leading to a double integral garage, gated access to the side of the property plus a front lawn. Enter the property into a hallway with the utility room located to one side and the staircase rising to the first floor. The dining hall is located centrally with the other principal rooms and bedrooms leading off.

Step down into the lounge which has dual aspect windows providing an abundance of light and overlooks the front of the property making the most of the views. The kitchen is fitted with a good range of cabinets and drawers plus a built-in oven and hop with extractor over. Work-surfaces surround and fitted with an inset one and a half bowl stainless steel sink with mixer tap.

The three bedrooms are located to the rear of the property with an en-suite shower room to the master, and a family bathroom servicing the two remaining.

#### Outside

To the front of the property is a driveway leading to the double garage with electrically operated door, and a covered porch with outside lighting. Gated side access leads to the rear garden via steps.

The gardens to the rear have been terraced to create a useable space to relax and unwind. There are numerous seating areas which make the most of the views towards the estuary. The levels are either laid to lawn or gravel with a variety of shrubs for all year-round colour.

#### Services

Mains Electric, Water & Drainage. LPG Heating.

#### Education

Primary schooling at Musbury, Seaton and Shute. Secondary schooling at Axminster and Seaton, and the renowned Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

#### Local Authority

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







# Glenwater Close, Axmouth, Seaton

Approximate Area = 1159 sq ft / 107.6 sq m

Garage = 273 sq ft / 25.3 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1463 sq ft / 135.7 sq m

For identification only - Not to scale

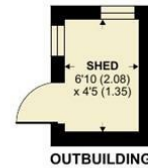


## Directions

From Seaton seafront proceed east bound along Harbour Road and out of the town along Axmouth Road with the estuary on your left. On entering the village of Axmouth follow the road round to your right and a few hundred yards after passing The Ship Inn turn right onto Chapel Street. Take your 2nd right turning into Glenwater Close where the property can be found on your left hand side after a short distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	33	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Axm/AC/21.2.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1091691



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