



Symonds
& Sampson

25 Cherry Tree Road

Axminster, Devon

25 Cherry Tree Road

Axminster
Devon EX13 5GG

A modern brick built three double bedroom townhouse with large open plan living space, master ensuite and private parking for two vehicles. The property is offered to the market with no onward chain.



- Modern townhouse
- Three generous bedrooms
 - Two bathrooms
- Large open plan living space
 - Downstairs cloakroom
 - Enclosed garden
 - Private parking
 - No onward chain

Offers In Excess Of £240,000
Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Constructed in 2006 by Wainhomes this popular house design forms part of the first phase of Millbrook Meadows and is available with the added benefit of no onward chain.

ACCOMMODATION

From the pavement steps leads up to the front door and through to the entrance hallway where you will find a ground floor cloakroom and staircase rising to the first floor accommodation. The main living space enjoys a free flowing open plan design with the kitchen area situated along the front elevation. There is a good range of wood front units, integrated oven, hob and cooker hood, and space for additional white goods. There is a dedicated dining area adjoining the kitchen and a living space over looking the garden which can be accessed via double doors. To the first floor is the main family bathroom and two spacious bedrooms. The bathroom features a white suite. On the second floor is a spacious master bedroom which enjoys a dual aspect, built in wardrobe and an en suite shower room. The property has extensive double windows and gas fired central heating throughout.

OUTSIDE

To the front of the property is a small area of lawned garden outside tap and courtesy light beneath the storm porch. The enclosed rear garden is mainly laid to lawn with a patio seating area and gated rear access.

PARKING

To the right of the terrace is a driveway parking area belong to the property which comfortably provides off road parking for two vehicles.

SITUATION

Cherry Tree Road forms part of a modern housing development less than a mile from the town centre of Axminster. The property is ideally placed with both primary and secondary schooling within walking distance. The market town of 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; schools, as well as churches, cafes and restaurants.

DIRECTIONS

From our Symonds and Sampson Office in Trinity Square, proceed from the town centre along the A358 towards Chard. After the first roundabout, turn right into Cherry Tree Road continuing through the S bend where the property can be found on your left hand side. Further identified by our 'for sale' board.

SERVICES

Mains electric, gas, water and drainage
Broadband- Ultrafast Broadband is available
Mobile- Voice & data coverage is available indoors & outdoors.

LOCAL AUTHORITY

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (91st)	A	76	89
81 (61st)	B		
69 (20th)	C		
55 (4th)	D		
39 (54th)	E		
21 (30th)	F	G	
1 (20th)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

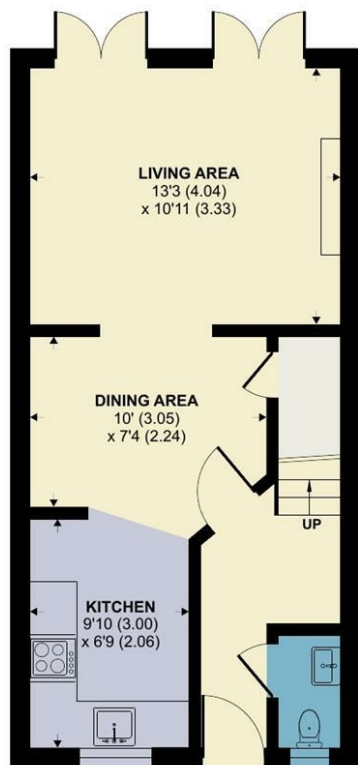
Cherry Tree Road, Axminster

Approximate Area = 1053 sq ft / 97.8 sq m

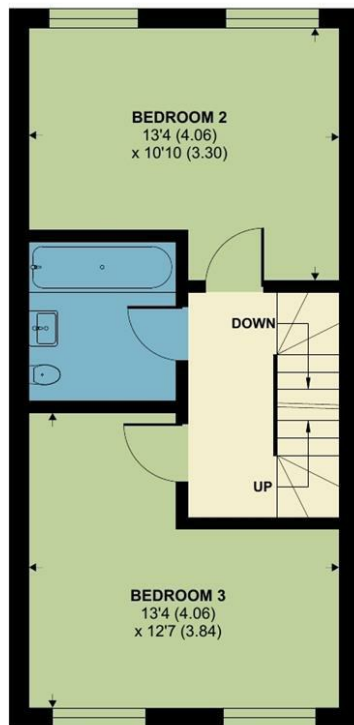
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1079 sq ft / 100.2 sq m

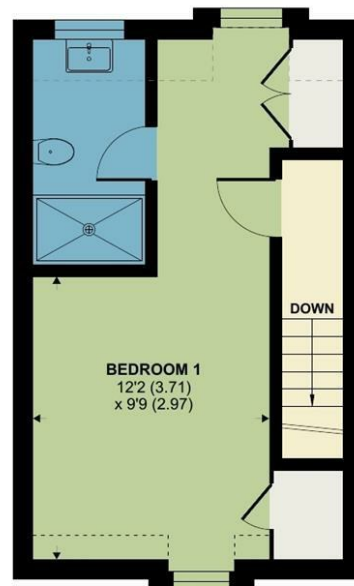
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1091788



Axm/RIS.4.2.25 v2



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www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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