



Woodbury Way, Axminster

A spacious two double bedroom bungalow set in a well regarded residential area of Axminster with integral garage, low maintenance garden and pleasant views.

Guide Price
£285,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

**20, Woodbury Way,
Axminster,
EX13 5RE**

- Detached bungalow
 - Two bedrooms
- Two reception rooms
 - Integral garage
 - Enclosed garden
- Far reaching views
- Gas central heating
- Double glazed windows
- Council tax band D

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A spacious two double bedroom bungalow set in a well regarded residential area of Axminster with integral garage, low maintenance garden and pleasant views.

Constructed during the 1970s this well-proportioned detached bungalow is welcomed to the market with the benefit of no onward chain. The property follows a clever design with both reception rooms and the kitchen overlooking the garden and enjoying the distant views over Axminster and the surrounding countryside. There is scope for improvement and the opportunity to take down the partition wall between the lounge and dining room to create a spacious main reception. You could also go one further by incorporating the kitchen and making one large open plan living space. To the front of the property are the two double bedrooms which are serviced by a modern shower room with extensive tiling and a corner shower enclosure. The master bedroom features two built in wardrobes with further storage space within the entrance hallway. Beyond the well-appointed kitchen is the integral garage. The rear garden can be access via the sitting room and kitchen. The

property features a gas fired central heating system and extensive double glazed windows and doors.

Outside

The front of the bungalow is an area of lawned garden with mature shrubs and driveway leading to the garage. Gated side access leads round to an enclosed paved garden with established shrubs, greenhouse and outside tap. There is also a recess housing the garden shed and raised beds.

Situation

Woodbury Way is located on the southern outskirts of Axminster yet only one mile in distance from the town centre. Axminster is a country town on the eastern fringes of Devon, close to borders with Dorset and Somerset. It offers a selection of shops including two supermarkets, schools, churches, health centre and cottage hospital. It also plays host to Hugh Fearnley-Whittingstall's River Cottage HQ at the nearby Trinity Hill. The beautiful Axe Valley reaches the sea at Seaton (6 miles) along the Jurassic Coastline and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. Mainline train station on the London Waterloo route.

Services

All mains services connected.
Broadband- Superfast broadband is available.
Mobile phone coverage- Network coverage both indoors and out.
(Information from <https://www.ofcom.org.uk>)

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 the Grant of Probate.

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Approximate Area = 770 sq ft / 71.5 sq m
 Garage = 145 sq ft / 13.5 sq m
 Total = 915 sq ft / 85 sq m
 For identification only - Not to scale



Directions

From the town centre take the Musbury Road and at its junction with Woodbury Lane turn left. Follow the road up the hill, passing the allotments, and turn left into Brunenburg Way. Continue and take the first right into Woodbury Way and follow the road to the top of the hill where the property can be found on your right hand side.



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: 1091705



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Axm/RS/20.3.24

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