



Symonds
& Sampson
FOR SALE

23

Castle Hill, Axminster, Devon

A charming Edwardian property located close to Axminster town featuring three bedrooms, two reception rooms and parking for one vehicle.

Guide Price
£265,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

**23, Castle Hill,
Axminster,
Devon, EX13 5PY**

- End of terrace
- Spacious town house
 - Three bedrooms
 - Two reception rooms
 - Attractive fireplaces
 - First floor bathroom
- Gas fired central heating
- Pretty detached garden
- Parking for one vehicle
 - Council tax band C

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A charming Edwardian property located close to Axminster town featuring three bedrooms, two reception rooms and parking for one vehicle.

23 Castle Street follows a classic Edwardian design and layout with spacious room sizes, box bay window and numerous fireplaces. The property is constructed from a combination of brick and stone elevations under a tiled roof with potential for a further room in the loft space subject to obtaining the necessary planning consent. The property features double glazed sash windows and a traditional entrance hallway. To the front elevation is the main sitting room which like most of the rooms enjoys good ceiling height, along with a fireplace as the main focal point. There is a separate dining room/2nd reception with stairs leading to the first floor and a step down to the kitchen. Both reception rooms feature wood burning stoves. The kitchen enjoys a triple aspect and has a range of traditional base units, shelving and space for appliance. Access out to the enclosed courtyard. To the first floor are three generous bedrooms and a family bathroom with white suite and separate shower enclosure.

Outside

To the rear of the property is a small enclosed courtyard with a brick built store. Between the garden and the courtyard is a gravelled driveway which provides rear access for the terrace and a dedicated parking space for number 23. Beyond the driveway you will find a private garden which is well established with mature shrubs and raised beds. Garden shed and greenhouse.

Situation

Castle Hill is ideally positioned for Axminster town centre and forms part of an individual street scene in one of the town's most historic areas. 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.



Services

All mains services connected
Superfast broadband is available
Voice & data mobile coverage is available indoors and outdoors. Source- Ofcom

Local authority

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



Castle Hill, Axminster

Approximate Area = 962 sq ft / 89.3 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 975 sq ft / 90.5 sq m

For identification only - Not to scale

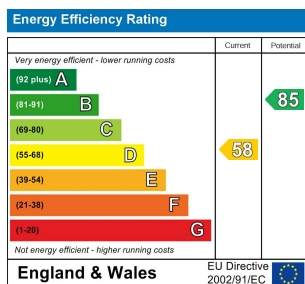


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1103402



Directions

From our offices in Trinity Square cross the road and follow the pavement round to your right passing Costa Coffee. Proceed down Castle Hill where the property can be found after a few hundred yards on your right hand side shortly after passing the turning for North Street.



Axm/RS/8.4.24



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