



Cedar Close, Axminster, Devon,

A tucked away two bedroom link detached modern house benefiting from allocated parking being within walking distance of the town centre.

Guide Price
£225,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

4, Cedar Close, Axminster, Devon, EX13 5HZ

- Set away from passing traffic
- Deceptively spacious accommodation
 - Low maintenance gardens
 - Ground floor wet room
- Gas central heating & UPVC double glazing
 - Double glazed conservatory
 - Allocated off road parking
 - Council tax band C

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A tucked away two bedroom link detached modern house benefiting from allocated parking being within walking distance of the town centre.

A deceptively spacious two bedroom link detached modern house built principally of a reconstituted stone construction under a tiled roof. The accommodation provides the luxury of a sizeable kitchen diner with the added benefits of a ground floor bathroom facility currently arranged in the style of a wet room. Other benefits include a generous reception hall, upvc double glazed Conservatory and a gas central heating system. Of particular note is the luxury of an allocated parking space.

Situation

The site and situ is of worthy note occupying a tucked away location set back from passing traffic yet conveniently located for walking distance to 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

As you enter Cedar Close the allocated parking space will become visible on your left hand side. A communal pathway leads along the front of the properties where number four will be found at the far end. There is also a shared pathway to the rear. There is an area of garden to the side and to the rear having been landscaped to provide a low maintenance environment.

Services

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



Cedar Close, Axminster

Approximate Area = 1274 sq ft / 118.3 sq m

For identification only - Not to scale



Directions

From Trinity square proceed along church St turning right onto Musbury Rd. After a few 100 yards the turning into Cedar close will be visible on your right hand side



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 2024. Produced for Symonds & Sampson. REF: 1108425



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