



1, Coombefield Lane, Axminster

A beautifully presented three double bedroom townhouse featuring spacious accommodation, south facing landscaped garden and double garage. No onward chain.

Guide Price
£365,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

1, Coombefield Lane Axminster, Devon EX13 5LR

- Central town location
- Walking distance of facilities
 - Nearby train station
 - South facing garden
 - Double garage
- Gas fired central heating
 - No onward chain
 - Council Tax Band C

Viewing strictly by appointment
Symonds & Sampson
01297 33122





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The property was constructed by multi award winning regional developers CG Fry & Son in 2009 and forms part of a picturesque street scene of modern terraced cottages and town houses. On entering the property you are greeted by an airy entrance hallway with stairs rising to the first floor accommodation, useful under stairs storage cupboard and a downstairs cloakroom. To the front elevation is the sitting room that includes an attractive fireplace with gas fire. Beyond the hallway is the hugely impressive kitchen/dining room that looks out onto the garden that can be accessed by double doors. The high specification kitchen is fitted with a modern range of wall and base units and includes a pull out larder cupboard, integrated appliances and ample for a dining table. The first floor landing includes a traditional linen cupboard, two good sized double bedrooms (one currently used as a 2nd reception room) and smart family bathroom. The master bedroom is located on the top floor and offers a spacious dual aspect room with fitted

wardrobes and an en suite shower. Views over Axminster and the surrounding countryside can be enjoyed from the rear aspect. Full double glazed sealed windows, gas fired central heating and mains wired smoke alarms have been installed. Viewing is considered essential to appreciate the size and position of the accommodation on offer.

Double Garage

Twin up and over doors, light and power. Eaves space.

Outside

The seller has created a beautiful south facing garden with a large secluded patio seating area and raised beds with a wide variety of established shrubs, roses. Gated side access.

Situation

The property is situated in a most convenient position only a few minutes' walk from the town's Minster. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported

country produce market held in Trinity Square every Thursday. 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 train station that is on the direct line to London Waterloo to Exeter line.

Education

Primary schooling at Axminster Community Primary School and St Marys Catholic Primary School. State secondary schools at The Woodroffe School in Lyme Regis, The Axe Valley Academy and the renowned Colyton Grammar School. Independent Schools in the area include Chard Independent, Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools. Further education at Exeter College and Exeter University.

Sporting

Racing at Taunton or Exeter. Golf at Axe Cliff, Cricket St Thomas, Seaton or Honiton. Sailing on the coast at Lyme Regis and Seaton. Swimming, leisure and sports clubs/facilities in Axminster.

Services

All main services connected.
Superfast broadband is available.
Mobile and data coverage is available inside and outdoors

Agent's Note

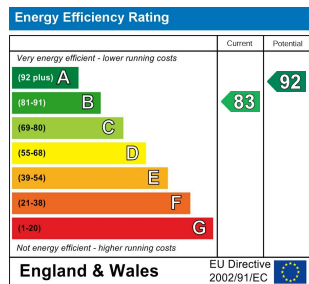
Part of the access road to Coombefield Lane is privately owned. The seller has a parking permit for one vehicle which is issued by the land owner for a small yearly sum.

Local Authority

East Devon District Council. Tel : 01404 515616

Directions

From our office in Trinity Square proceed on foot along Silver Street, turning left and then right into Coombefield Lane where the property can be found after a short distance on your right hand side.



Axm/RIS/12.4.24

Coombefield Lane, Axminster

Approximate Area = 1224 sq ft / 113.7 sq m
Limited Use Area(s) = 85 sq ft / 7.8 sq m
Total = 1309 sq ft / 121.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1107224



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