



Fosseway Close, Axminster, Devon

An excellent opportunity to purchase a detached two-bedroom bungalow just a short walk from the town centre, with a driveway which leads to the single garage. The property comes to the market with the benefit of NO ONWARD CHAIN.

Guide Price
£329,500
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

22, Fosseway Close, Axminster, Devon, EX13 5LW

- Two bedroom detached brick built bungalow
 - Walking distance to town
 - Adjoining garage & driveway
- Air conditioning unit & gas central heating
 - Private & fully enclosed rear garden
 - No onward chain

Viewing strictly by appointment through
Symonds & Sampson Axminster Sales Office
on 01297 33122





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This 1970's bungalow has been greatly improved and remodelled over the past few years and now offers light and bright, versatile accommodation. The property features a spacious open plan living/ dining and kitchen area with a double-glazed door leading through to a useful utility area. This lovely open plan design makes the most of the aspect as well as providing an ideal space for entertaining. The modern kitchen is fitted with a good range of wall and base units with integrated appliances and a built-in broom cupboard.

To the rear of the bungalow are two bedrooms which are set off a central entrance hallway. The hallway benefits from loft access, which is part boarded with a pull-down ladder. The main bedroom, which could be used as a separate

dining room, is fitted with a good run of cupboards and sliding patio doors into the garden. The second bedroom is also a double room with a window overlooking the rear garden. The bathroom is a particular feature and includes a large walk-in bath, extensive tiling, a vanity unit housing the wash hand basin, low level W/C and heated towel rail.

Situation

The property is located in a perfect position as it is just a 'few minutes' walk from the nearby 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. It is also home to Hugh Fearnley Whittingstall's famous River Cottage HQ at nearby Trinity Hill.

Outside

The front garden is laid to gravel for ease of maintenance, with the driveway to the side, providing space for parking and access to the garage found beyond. The fully enclosed rear garden is located through a pedestrian gate and is a real feature of the property. This is a private and established setting with raised terraced beds, apple and pear trees, shrub borders and a useful greenhouse at the far end. A patio is perfectly placed to capture the early morning sun.

Services

All mains services connected.
Ultrafast broadband is available.
Mobile coverage is available indoors and outside. Source: ofcom.org.uk

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

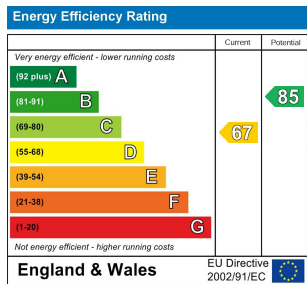
Valley Academy and Colyton Grammar School. Independent Schools in the area include Chard Independent, Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools. Further education at Exeter College and Exeter University.

Local Authority

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

Directions

On foot from our office in Trinity Square, turn left and proceed along Silver Street. At its junction with South Street, cross the road, bear left, and turn immediately up Coombefield Lane. At the end of the lane turn left where the property can be found after a few hundred yards on your right-hand side. By car from our office in Trinity Square, proceed out of Axminster town centre on the Lyme Road and take the third right into Lyme Close. Continue along this road following it around to your right and the turning for Fosseway Close can be found on your right-hand side.

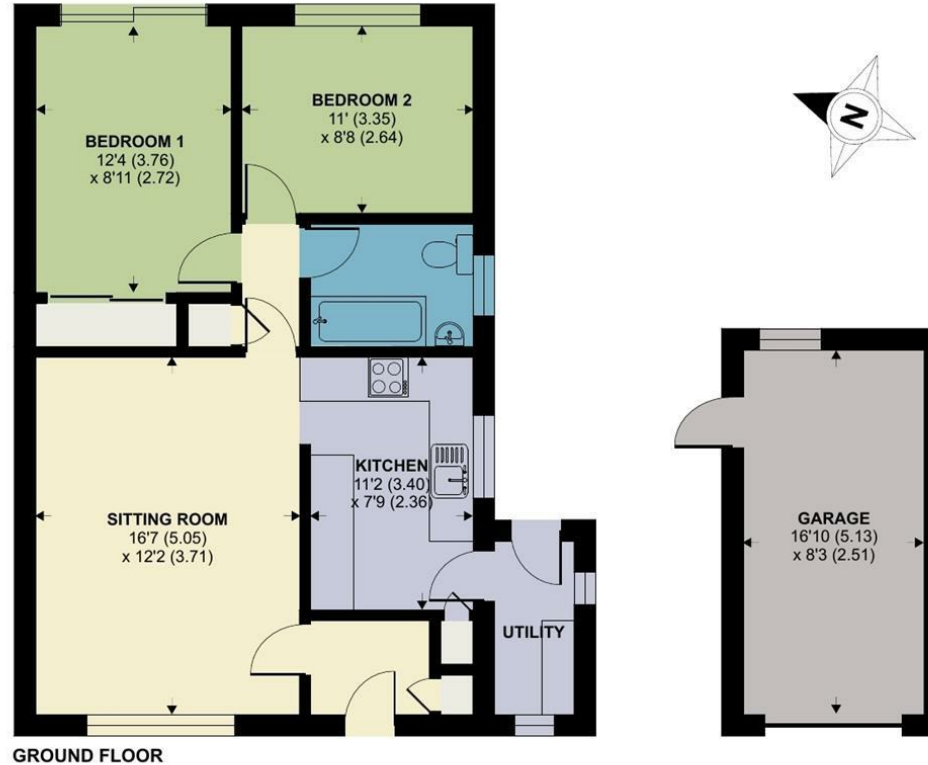


Axm/AC/15.4.2024

Fosseway Close, Axminster

Approximate Area = 819 sq ft / 76.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1073478



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