



Bay Trees, Harcombe Road, Axminster

A superb three bedroom detached bungalow with double garage, established gardens and the added benefit of no onward chain. Set four miles inland from the Jurassic coastline.

Guide Price
£595,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Bay Trees, Harcombe Road Axminster EX13 5TB

- Superb detached bungalow
- Three double bedrooms
- Two reception rooms
- Plenty of fitted storage
 - Two bathrooms
 - Separate cloakroom
 - Oil central heating
- Manageable gardens
 - Double garage
- Council Tax Band F

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A superb three bedroom detached bungalow with double garage, established gardens and the added benefit of no onward chain. Set four miles inland from the Jurassic coastline.

Bay Trees is a beautifully maintained individual bungalow boasting well planned, spacious accommodation over one level. Many of the rooms enjoy dual aspects as well as views over the established gardens. To the front elevation is a double entrance porchway which provides an ideal space for boots and a covered walkway which leads to the rear of the property and integral access to the double garage. The principle accommodation is set off of a central hallway which follows a free flowing arrangement of rooms. There is a spacious sitting room with feature fireplace (LPG) and doors out to the south facing terrace. Opposite the sitting room is the formal dining room which in turn leads through to a well-equipped kitchen. Fitted with a wide range of units, integrated appliances, and a further seating area around a low-level breakfast bar. The property boasts three double bedrooms with fitted wardrobes to the master and the guest

room. There is also a smart en suite shower room and modern family bathroom.

Outside

Bay Trees enjoys established gardens to tree sides with a wide variety of mature shrubs and trees providing a good degree of privacy. There are numerous seating areas set around the garden, outside light, and water supply. From the roadside a gated driveway leads up to the garage and main entrance.

Double Garage

Electric garage door, light and power, loft space and pedestrian door.

Situation

Bay Trees is situated along the Harcombe Road within the favoured Raymonds Hill area, approximately 3 miles from Axminster town centre. There is a nearby public inn and numerous public footpaths and countryside walks in the vicinity. The famous Jurassic coastline of Lyme Regis (4 miles) is a most popular and picturesque coastal town

noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Axminster is a country town on the Eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including two Supermarkets; plus schools, churches and a main line railway station on the Exeter to Waterloo line.

Education

Primary schooling at Axminster and Uplyme. Good state secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Chard School, Perrott Hill at Crewkerne, the Exeter and Taunton Schools.

Sporting

Racing at Taunton or Exeter. Golf at Lyme Regis. Sailing on the coast at Lyme Regis and Seaton. Swimming, leisure and sports clubs/facilities in both Axminster and Lyme Regis.

Services

Mains electric, water and drainage. Oil fired central heating. Mobile coverage is likely to be available indoors and outside. Superfast broadband is available. Source : Ofcom.org.uk

Directions

Proceed out of Axminster along Lyme Road on the B3261. At the junction turn left onto the A35, pass the turning for Crewkerne Road and take your next right onto Harcombe Road. Bay Trees can be found after a few hundred yards on your left hand side.



Harcombe Road, Axminster

Approximate Area = 1444 sq ft / 134.1 sq m

Garage = 377 sq ft / 35 sq m

Total = 1821 sq ft / 169.1 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	
England & Wales	
EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicocom 2024. Produced for Symonds & Sampson. REF: 1103393



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