

Symonds
& Sampson

Bay Trees

Harcombe Road, Axminster, Devon

Bay Trees

Harcombe Road
Axminster
Devon EX13 5TB

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.



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

Guide Price £560,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

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.

ACCOMMODATION

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

LOCAL AUTHORITY

East Devon District Council. 01404 515616
Council Tax Band F.





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	74
EU Directive 2002/91/EC		



Certified
Property
Measurer

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



Axm/RIS



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT