



Symonds
& Sampson
FOR SALE

MORTON WAY

Morton Way, Boxfield Road, Axminster,

A bright and spacious two bedroom semi detached house enjoying a relatively level site, off road parking and far reaching views over the town towards open countryside.

Guide Price
£250,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

1 Morton Way, Boxfield Road Axminster EX13 5LE

- Older style two bedroom semi detached house
 - Rendered colour washed elevations
 - Gas central heating
 - Upvc double glazing to most openings
 - Potential to extend STPP
 - Off road parking
 - Sizeable south facing rear garden
 - Council tax band B

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A bright and spacious two bedroom semi detached house enjoying a relatively level site, off road parking and far reaching views over the town towards open countryside.

An older style two bedroom semi detached house built principally with colour washed elevations under a slate roof. Although the property enjoys a gas central heating system and upvc double glazing to most openings some general updating may now be appropriate. The current accommodation provides a sizeable farmhouse style kitchen diner incorporating a Belfast sink and bespoke pine units. Other benefits include a gravelled driveway and landscaped gardens with the rear enjoying a southerly aspect whilst incorporating a wealth of mature plants and shrubs.

N.B

There is the potential to extend the accommodation at the rear subject of course to any necessary consents

Situation

Occupying A relatively level site enjoying views over the

town towards open countryside. Morton Way is set in an established residential area of Axminster on the eastern outskirts of town. There are several footpaths nearby which offer picturesque countryside walks, along with the added benefit of Axminster town and train station being half a mile away. 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

There is a gravel driveway providing off road parking. The front garden is laid principally to lawn with specimen tree set behind a timber picket style fence side access leads to the rear garden. This is a particular feature laid principally

to lawn with inset borders incorporating a wealth of mature plants and shrubs whilst enjoying views over the town towards open countryside also enjoys his southerly aspect. There is also a Greenhouse and Garden shed.

Services

All mains services connected.

Ultrafast broadband is available.

Voice & data mobile coverage is available indoors & outdoors. Source- Ofcom.org

Local authority

East Devon District Council - 01404 515616.

Morton Way, Boxfield Road, Axminster

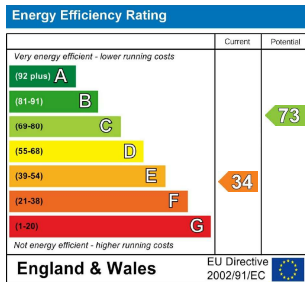
Approximate Area = 880 sq ft / 81.7 sq m

For identification only - Not to scale



Directions

From Trinity square take Silver Street and on reaching Musbury Road turn right. Continue out of the town and on reaching the traffic calming turn left. Morton way will be found at the top of this road.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1111158.



Axm/JP/25.4.24



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