



## 41, Brunenburg Way, Axminster, Devon

Deceptively spacious four bedroom bungalow situated within a favoured residential area of Axminster with modern fitted kitchen, adjoining garage and double driveway.

Guide Price  
**£340,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

**41, Brunenburg Way  
Axminster, Devon  
EX13 5RD**

- Three/four bedrooms
- Large reception room
- Modern fitted kitchen
- Remodelled shower room
  - Garage & driveway
  - Gas central heating
- Extensive double glazing
  - Council Tax Band D

Viewing strictly by appointment  
Symonds & Sampson  
01297 33122





Deceptively spacious four bedroom bungalow situated within a favoured residential area of Axminster with modern fitted kitchen, adjoining garage and double driveway.

41 Brunenburg Way is approached from the roadside via a pathway leading to a double glazed entrance porch. There is a central hallway which provides access to two double bedrooms, a remodelled cloakroom and the well appointed kitchen, that has been fitted with a wide range of contemporary units, integral oven, pantry cupboard and access out to the garden. To the rear of the property is a spacious sitting/dinning room with double doors out to the garden and an inner hallway where you will find two further bedrooms and a modern shower room. Extensive double glazing and gas fired central heating.

#### Outside

To the front of the bungalow is the twin driveway and an open plan lawn area which sweeps around the bungalow. Gated side access to an enclosed, low maintenance paved garden with established shrubs and pathway continuing to the garage. Outside lighting.



#### Garage

Electric roll door, light and power, wall mounted gas boiler and pedestrian door from garden.

#### Situation

Woodbury Way is located on the southern outskirts of Axminster yet only one mile in distance from the town centre. Axminster is a country town on the eastern fringes of Devon, close to borders with Dorset and Somerset. It offers a selection of shops including two supermarkets, schools, churches, health centre and cottage hospital. It also plays host to Hugh Fearnley-Whittingstall's River Cottage HQ at the nearby Trinity Hill. The beautiful Axe Valley reaches the sea at Seaton (6 miles) along the Jurassic Coastline and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. Mainline train station on the London Waterloo route.

#### Services

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

#### Agent's Note

Please note that the sellers have not approved the details as accurate.

#### Local Authority

East Devon District Council. Tel : 01404 515616

# Brunenburg Way, Axminster

Approximate Area = 1072 sq ft / 99.5 sq m  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 1241 sq ft / 115.2 sq m

For identification only - Not to scale



GROUND FLOOR

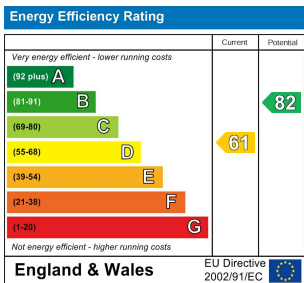


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2024. Produced for Symonds & Sampson. REF: 1118150



## Directions

From the town centre take the Musbury Road and at its junction with Woodbury Lane turn left. Follow the road up the hill, passing the allotments, and turn left into Brunenburg Way. Follow this road where the property can be found just before the turning onto Woodbury Way on your right hand side.



Axm/RIS/23.4.24



01297 33122  
 Symonds & Sampson Trinity Square  
 Axminster  
 Devon  
 EX13 5AW  
 axminster@symondsandsampson.co.uk

## 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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

