



Musbury Road, Axminster

A traditional two bedroom stone cottage with character features, extended kitchen and enclosed garden.

Guide Price

£205,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Plum Tree Cottage, 11, Musbury Road, Axminster,

- Period stone cottage
- Close to town and train station
- Character features
- Enclosed garden
- Home office/ garden studio
- Council tax band B

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A traditional two bedroom stone cottage with character features, extended kitchen and enclosed garden.

Plum Tree Cottage is an interesting period cottage built of stone elevations with a later single storey extension to the rear. The property features a spacious main reception room with wood burning stove. There is a light wood effect kitchen with a good range of units, space for appliances and kitchen table. The downstairs bathroom is located between the kitchen and sitting room and features a white suite with extensive tiling. Stairs lead up to a small landing and two bedrooms, (one double & one single) both with fitted wardrobes/storage. The property features extensive double glazing and recently upgraded electric heating.

Situation

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

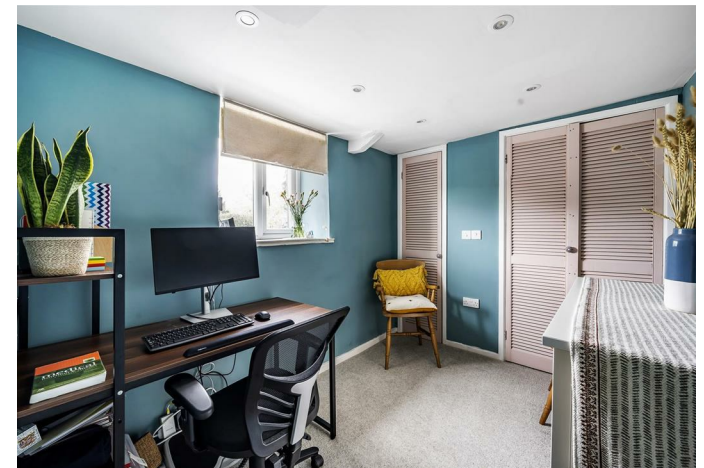
To the rear of the cottage steps lead up to a long level garden with two brick built outbuildings, one with plumbing for a washing machine. To the rear of the garden is an excellent multi purpose timber clad and insulated outbuilding, fitted with a double glazed door and window, light & power connected.

Services

Mains electric, water & drainage.
Ultrafast broadband is available
Voice & data mobile coverage is available indoors & outdoors

Local Authority

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



Musbury Road, Axminster, EX13 5JJ

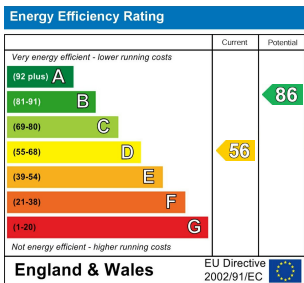
Approximate Area = 653 sq ft / 60 sq m

For identification only - Not to scale



Directions

From our offices in Trinity Square proceed along Silver Street and turn right at the junction onto Musbury Road. Continue down the dip and up the hill where the property can be found on your left hand side shortly after passing the turning for Widepost Lane.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2020. Produced for Symonds & Sampson. REF: 660146

Axm/RS/3.5.24



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