

Symonds  
& Sampson



14 Chard Road  
Axminster, Devon



# 14 Chard Road

Axminster  
Devon EX13 5HN

An exceptional three-bedroom house which has been beautifully enhanced and is brought to the market in excellent decorative order and with the benefit of no onward chain.



- Superb three-bedroom home
  - Two Reception Rooms
    - Off Road Parking
  - Enclosed Level Rear Garden

Guide Price £245,000

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

Situated on the edge of Axminster is a three-bedroom house which has undergone an extensive refurbishment program over the last two years, including a complete rewire and new gas central heating system. Benefits and accommodation include UPVC double glazing to most openings, a contemporary fitted kitchen, downstairs bathroom, cloakroom and two reception rooms. Upstairs there is a shower room and three bedrooms.

From the pavement the off-road parking leads up to the front elevation and a double-glazed door continues through the entrance porch into the main hallway. The two reception rooms are of a good size with feature fireplaces as a focal point. The modern kitchen is fitted with a built-in oven and hob with an extractor fan over, has space for a dishwasher with the plumbing for the washing machine located in the bathroom. From the entrance hallway, stairs lead up to the first-floor accommodation where there are three bedrooms and a well-formed shower room.

## SITUATION

The property is situated on the edge of the small market town of Axminster, which 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.

## AGENT'S NOTE

There is a right of way through neighbouring gardens to access the rear of the property.

## OUTSIDE

To the front is off road parking for two cars and a 32 amp electric car charging unit. The rear garden is level and fully enclosed, is mainly laid to lawn with a patio area, electric socket and water tap with far reaching views across farmland.

## SERVICES

All mains services connected

## SPORTING

Racing at Taunton or Exeter. Golf at Axe Cliff, Cricket St Thomas, Seaton or Honiton. Sailing on the coast at Lyme Regis or Seaton. Swimming, leisure and sports clubs/facilities in Axminster.

## EDUCATION

Primary schooling at Axminster. 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.

## LOCAL AUTHORITY

East Devon District Council

Tel : 01404 515616.

Council Tax Band B

## AGENT'S NOTE

Ultrafast broadband is available. Limited mobile coverage is available indoors and outside. Source : Ofcom.org.uk  
We understand the Cloakham Lawns Development may extend to the rear of the property at some stage in the future.



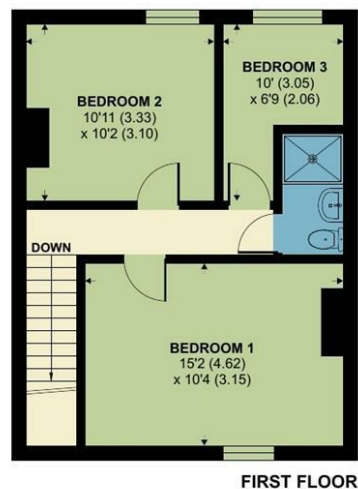
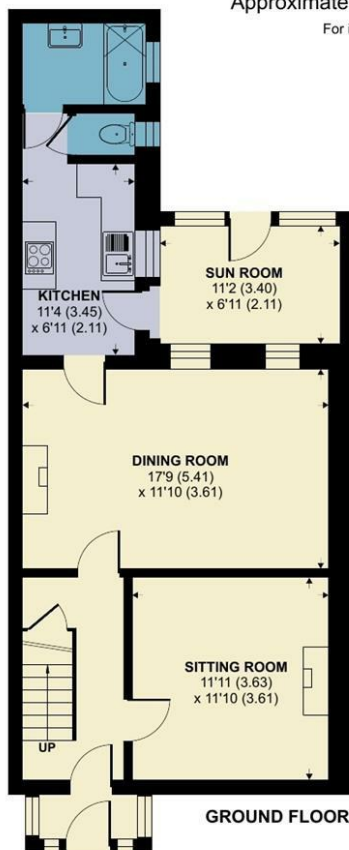
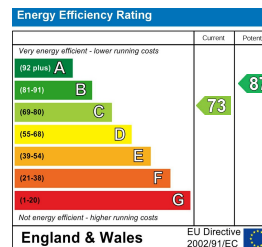




## Chard Road, Axminster

Approximate Area = 1176 sq ft / 109.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1118411



Axm/ACR/11.6.25



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