



St. Andrews Field, Chardstock, Axminster, Devon

A beautiful four bedroom terraced house constructed in 2019, finished to a high standard of specification with enclosed garden, parking and no onward chain.

Guide Price

£355,000

Freehold

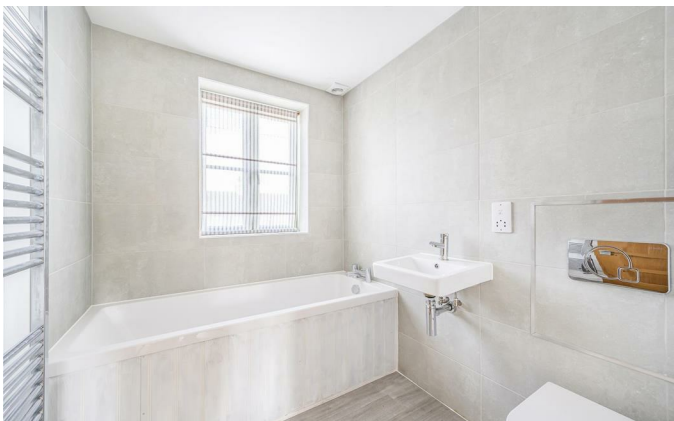
**Symonds
& Sampson**

ESTABLISHED 1858

2, St. Andrews Field, Chardstock, Axminster, Devon, EX13 7DQ

- Central village location
 - Four bedrooms
- All mains services connected
- Large kitchen/dining room
 - Two bathrooms
 - Parking for two cars
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A beautiful four bedroom terraced house constructed in 2019, finished to a high standard of specification with enclosed garden, parking and no onward chain.

St Andrews Field is a small development of five modern properties and five conversions from the original village primary school. Each property has been sympathetically finished with its surroundings and sits opposite the parish church. 2 St. Andrews Field is constructed with stone facing and rendered elevations under a tiled roof. This highly energy efficient property is well insulated to prevent heat loss and benefits from gas under floor heating to the ground floor and traditional gas fired radiators throughout the remaining levels. All the double glazed windows and doors have been finished in a country green colouring. On entering the property you are greeted with a spacious hallway with the staircase rising to the first floor accommodation, a useful under stairs storage and a downstairs cloakroom. The large kitchen/dining room spans the full width of the property and have been comprehensively fitted with a range of high quality contemporary kitchen units featuring soft close draws and cupboards, and Neff integrated appliances. Double doors lead out to the garden. The main reception room is to the front elevation and can be accessed from either the kitchen or the entrance hall. To the first floor are two well proportioned double bedrooms, a study/box room and a sleek family bathroom featuring a white suite, heated towel rail

and extensive tiling. The master bedroom is located on the second floor and includes a good sized double bedroom, countryside views and a separate shower room with WC. Mains wired smoke alarms are located on each floor along with ample television and telephone points. The property requires floor coverings to most rooms, although the kitchen, entrance hallway and cloakroom have beautiful Italian marble tiling. There is also the added benefit of the remaining structural warranty.

Outside

At the front of the property is a cottage style garden enclosed by a dwarf wall and ornamental railings. The rear garden features a patio seating area, matures shrubs and gated access leading to the two allocated parking spaces. Outside lighting, power point and water supply.

Situation

St. Andrews Field sits centrally within the East Devon village of Chardstock, away from passing traffic, and in walking distance of local amenities. These include a community run post office/stores, parish church and village hall. Chardstock also offers many social clubs, bowls green and cricket club. The adjoining village of Tytherleigh includes a farm shop and The Tytherleigh Arms, renowned for its quality cuisine. The village is situated midway between Axminster and Chard both of which offer a good range of amenities, independent shops, chain

stores and supermarkets. Axminster also has a mainline railway station on the Exeter to Waterloo line. The area around the village is popular for walking and riding. The Jurassic heritage coast at Lyme Regis and Seaton is some 10 miles to the south.

Sporting

Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton or Cricket St Thomas between Chard & Crewkerne. Sailing on the coast at Seaton or Lyme Regis.

Education

Primary schooling at Chardstock, All Saints and Axminster. Secondary schools at The Woodroffe School, the excellent Colyton Grammar School, Axe Valley Academy in Axminster and Holyrood Academy in Chard. Independent Schools in the area include St Johns at Sidmouth, Perrott Hill at Crewkerne, and the Exeter or Taunton Schools.

Services

All mains services connected. Superfast broadband is available. Mobile coverage is likely outdoors but limited indoors.

Local Authority

East Devon District Council
Tel : 01404 515616.
Council Tax Band D

St. Andrews Field, Chardstock, Axminster

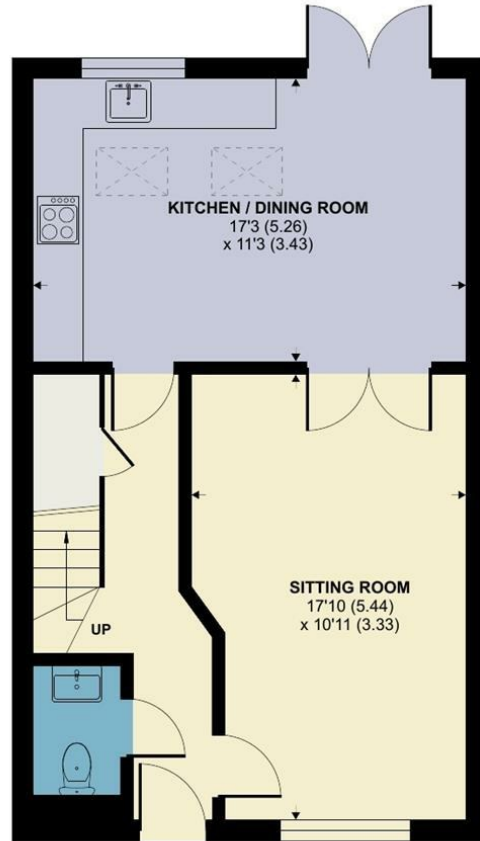
Approximate Area = 1230 sq ft / 114.2 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Total = 1243 sq ft / 115.4 sq m

For identification only - Not to scale

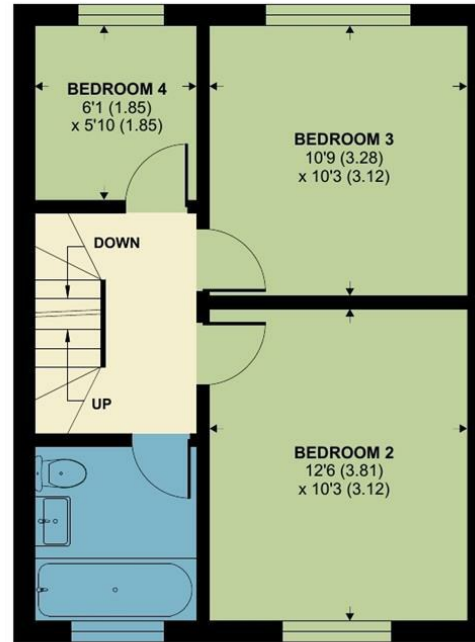


Directions

From Axminster take the A358 towards Chard for approximately three miles until you enter the village of Tytherleigh. Just before The Tytherleigh Arms public house turn left sign posted to Chardstock and continue into the village. On entering the village pass by the Post Office and the George Inn, and after a few hundred yards St Andrews Field can be found on your right hand side opposite the parish church.



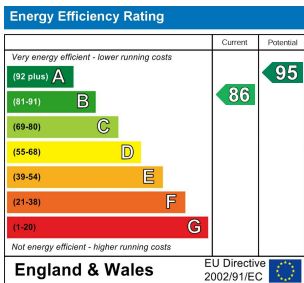
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1134206



Axm/RS/12.6.24



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