



Chard Road, Axminster, Devon

A deceptively spacious double fronted three bedroom family home offering large level southerly facing gardens and scope for improvement. Walking distance of Axminster town and railway station.

Guide Price
£650,000
Freehold

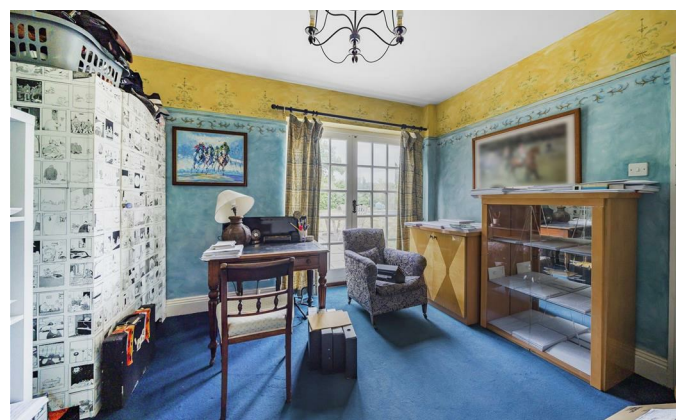
**Symonds
& Sampson**

ESTABLISHED 1858

Blueberry Cottage, Chard Road Axminster EX13 5ED

- 1950's detached house
- Three/four bedrooms
- Two reception rooms
 - Close to town
- Large level gardens
- Potential to improve
- Gas fired central heating

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A deceptively spacious double fronted three/four bedroom family home offering large level southerly facing gardens and scope for improvement. Walking distance of Axminster town and railway station.

Blueberry Cottage is believed to have been constructed during the 1950s and is set in one of Axminster's prime residential areas. The property forms part of a small private close of just three properties, set back off Chard Road and within a short walk of the town's amenities. The property enjoys well balanced accommodation over two floors and provides plenty of opportunity for those looking to create an individual residence for modern day family living in mind. Some years ago the former outbuildings to the eastern elevation were converted and incorporated into additional living space to the main house. This area would provide a great space for anyone seeking a home office/additional bedroom or ground floor accommodation for an elderly relative, subject to obtaining the necessary building consent. There is a well-proportioned triple aspect sitting room with impressive fireplace and herringbone wooden flooring. A separate dining room provides a formal dining

and adjoins the kitchen. Both the sitting room and dining room feature double doors which lead out to the rear garden. The kitchen features a range of wall and base mounted units with a step down to a breakfast seating area and useful utility room. There is a large pantry and further walk in in cupboard. To the first floor are three good size bedrooms, numerous storage cupboards and a family bathroom with separate cloakroom. The loft is fully boarded, lit and insulated with multiple plug sockets. Rarely do properties of this nature come to the open market with this type of potential central to Axminster town.

Outside

The property is approached via a gravelled private driveway which leads to a private parking area to Blueberry Cottage. There is an area of lawned garden and access to the rear of the property from either side. The rear garden features a large patio seating area, lawned gardens and a swimming pool (not current in use). Established tree lined boundary to the southern boundary.

Situation

The property is situated in a most convenient position only a

few minutes walk from the town's Minster. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported country produce market held in Trinity Square every Thursday. 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 train station that is on the direct line to London Waterloo to Exeter line.

Education

Primary schooling at Axminster Community Primary School and St Marys Catholic Primary School. State secondary schools at The Woodroffe School in Lyme Regis, The Axe Valley Academy and the renowned Colyton Grammar School. Independent Schools in the area include Chard Independent, Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools. Further education at Exeter College and Exeter University.

Sporting

Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton or Honiton. Sailing on the coast at Lyme Regis or Seaton. Leisure facilities and social societies within Axminster.

Services

All mains services connected.

Broadband: Ultrafast available.

Mobile Network Coverage: Likely outside, limited inside. Source – Ofcom.org.uk

Local Authority

East Devon District Council.

Council Tax Band F

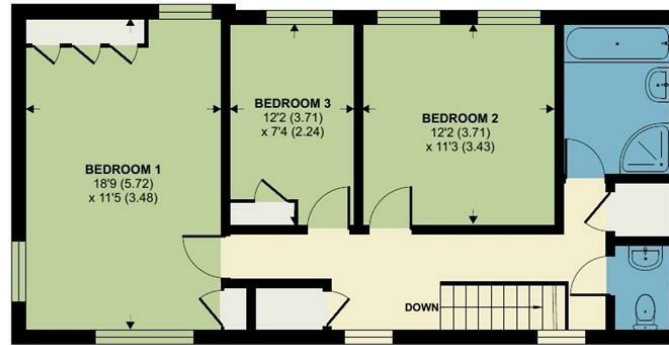
Directions

From Axminster town centre take the Chard Road (A358) north out of the town. After passing Hilary Close on your right hand side the driveway to Blueberry Cottage is the next right.

Chard Road, Axminster

Approximate Area = 1928 sq ft / 179.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

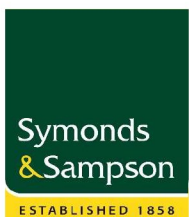
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
42	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Symonds & Sampson. REF: 1146255



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