

The logo for Symonds & Sampson is located in the top right corner. It consists of the company name in a white serif font on a dark green rectangular background. A thin yellow horizontal line is positioned below the text.

Symonds  
& Sampson

The image shows the rear garden of a house. In the center is a white-painted house with a brown tiled roof and a solar panel. The house has two windows with dark frames and decorative brickwork. To the left is a brick garage with a dark wooden door. The garden is paved with grey bricks and has a green lawn. There are various plants, including a large green bush in the foreground and a blue water butt on the right. The background shows more houses and a line of trees under a blue sky with white clouds.

14 Woodcock Way

Chardstock, Axminster, Devon

# 14 Woodcock Way

Chardstock  
Axminster  
EX13 7SY

A very well appointed three bedroom bungalow set in a favoured residential cul-de sac just off the village centre of Chardstock. No onward chain.



- Modern detached bungalow
  - Three bedrooms
  - Remodelled shower room
- Single garage with electric door
  - Attractive gardens
  - Gas fired central heating
- Extensive UPVC double glazing
  - Central village location
  - No onward chain

Guide Price £350,000

Freehold

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



## OUTSIDE

To the front of the property is a private brick paved driveway and parking area which in turn leads to the garage. Lawned garden, mature shrubs and gated side access. To the rear of the bungalow is a full enclosed garden with paved seating area, water feature and a few steps up to the main area of garden. Outside water supply and power point.

## GARAGE

Electric up and over door. Light and power connected. Eaves space.

## SITUATION

14 Woodcock Way sits centrally within the East Devon village of Chardstock 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 and also 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.  
Broadband : Superfast available  
Mobile Network Coverage : Likely outside, Limited inside.  
Source : Ofcom.org.uk

## LOCAL AUTHORITY

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

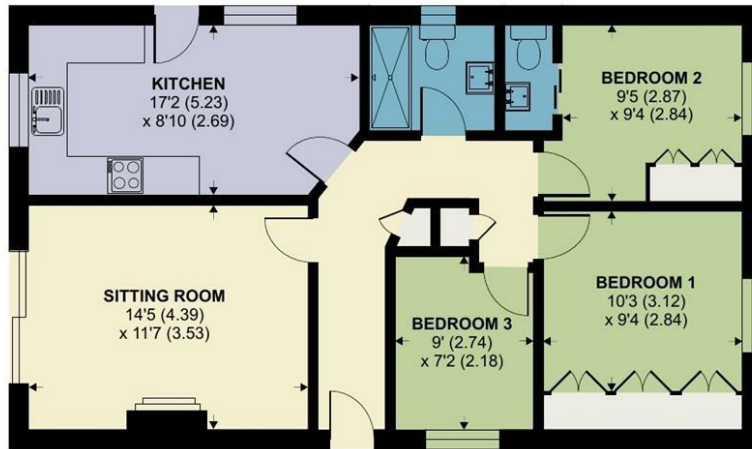
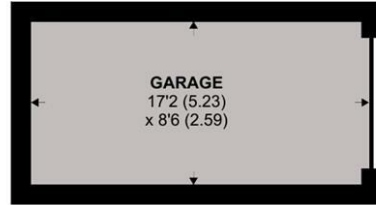
## AGENT'S NOTE

At the time of the EPC production the property had cavity wall insulation. This is in the process of being removed. The property is located within Flood Zone 1, an area with low probability of flooding.



# Woodcock Way, Chardstock, Axminster

Approximate Area = 777 sq ft / 72.2 sq m  
 Garage = 145 sq ft / 13.5 sq m  
 Total = 922 sq ft / 85.7 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1139199



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Axm/RIS/1.25



01297 33122

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



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT