



Tre-Ru, Lyme Street, Axminster, Devon

A three-bedroom semi-detached house, which has been in the same ownership for the last 56 years and situated just a few minutes' walk from the town centre.

Guide Price

£289,950

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Tre-Ru, Lyme Street, Axminster, Devon, EX13 5AU

- Semi detached house
- Three bedrooms
- Two reception rooms
- Enclosed rear garden

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A three-bedroom semi-detached house, which has been in the same ownership for the last 56 years and situated just a few minutes' walk from the town centre.

A charming home that is well balanced with modern creature comforts and well-proportioned rooms. The property occupies an elevated position along Lyme Street and enjoys some pleasant views across the surrounding town. The property has been in the same ownership for over 5 decades and in that time the vendor has made many improvements to this much-loved home including extending the kitchen, updating the electrics and adding double glazed windows. The property is accessed via a porch which provides space for muddy boots and outdoor apparel. The entrance hall has doorways leading into the principal rooms with the staircase rising to the first-floor accommodation. The sitting room, to the front, offers a bright and airy space to relax with a box bay window and an open fireplace. A dining room is located to the rear of the

property and has French doors which lead out into the garden.

The extended kitchen is generous in size and consists of a range of wall and base units, complimentary work surfacing, a stainless-steel sink and drainer, eye level double oven, hob with extractor over, space for a washing machine, space for a fridge freezer and more importantly, a shelved larder. A glazed door provides access out to the garden and there is also a useful understairs cupboard.

To the first floor are three bedrooms and a family bathroom featuring a bath with shower over, a low-level W/C and pedestal wash hand basin.

Outside

To the front elevation steps rise up to an area of garden that has been gravelled for ease of maintenance with a pathway providing access to a side gate which leads into the very pretty rear garden which has been planted with a variety of mature shrubs and seasonal flowers, patio seating area and lawn.



Services

All mains' services connected.

Broadband: Ultrafast available.

Mobile Network Coverage: Likely outside, limited inside.

Source – Ofcom.org.uk

Situation

The property is elevated and set back off Lyme Street and situated in a most convenient position which is just a few minutes' walk from the centre of Axminster. The small and bustling market town is located 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.

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

Lyme Street, Axminster

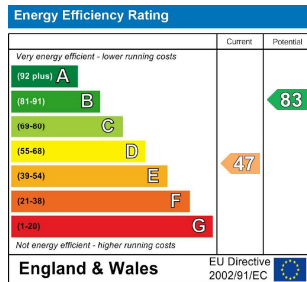
Approximate Area = 1070 sq ft / 99.4 sq m
 Outbuilding = 65 sq ft / 6 sq m
 Total = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



Directions

From our Symonds & Sampson office in Trinity Square, follow the road signposted towards Lyme Regis. The property will be found after a short distance on the left-hand side just opposite the turning to Coombe Lane.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1158418.



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