



8, Dragons Mead, Axminster, Devon

A three-bedroom detached bungalow, which has been in the ownership of the family since 1997 and is located towards the end of a small cul-de-sac.

Guide Price
£295,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

8, Dragons Mead, , Axminster, Devon, EX13 5JY

- No onward chain
- Detached bungalow
- Three bedrooms
- Gas central heating
- Enclosed rear garden

Viewing strictly by appointment
Symonds & Sampson
01297 33122





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To the front of the bungalow there is a double-glazed entrance porch that in turn leads through to a central hallway which has access to the loft space, a useful linen cupboard, a cloak cupboard and doors to all principle rooms. To the front elevation is a delightful sitting room which has a gas fire fitted. The kitchen features a wide range of units with work surfacing and space for appliances. The property offers three well-proportioned bedrooms with the smallest of the three being utilised as a dining room. The bathroom includes a panel bath, low level W/C and a pedestal wash hand basin. Overall, the property is presented in good condition, along with a gas fired central heating system and double-glazed windows to most openings.

Outside

The property is placed within established gardens with a wide variety of mature shrubs and plants to the front and the rear. There is driveway parking to the front of the bungalow which leads to a single garage and a pathway leads around to the side and rear of the bungalow.

The rear garden is a really good size, laid mainly to lawn with a patio seating area.

Services

All mains services connected.
Broadband: Ultrafast available
Mobile coverage: Limited indoors, likely outdoors

Local authority

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

Situation

Understood to have been constructed during the late part of the 1940's this fine bungalow was one of 20 bungalows built for several members of the Axminster Carpets pre-war workforce when they returned home. To ensure that the workers could be retained, the company set up a self-build scheme providing a bricklayer, a carpenter and the materials, with the factory workers labouring for a few hours a day after their shifts were over. The property occupies a good position within a most favoured residential location less than half a mile from Axminster train station with its direct line to London Waterloo and Exeter. Axminster 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 28 miles, and Taunton 21 miles. Axminster itself offers a selection of shops including two supermarkets, as well as churches, cafes and restaurants.

Lydenhurst, Dragons Mead, Axminster

Approximate Area = 991 sq ft / 92 sq m

Garage = 216 sq ft / 20 sq m

Total = 1207 sq ft / 112 sq m

For identification only - Not to scale

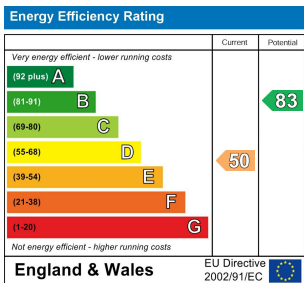


Directions

From our Symonds & Sampson Office in Axminster town centre proceed out of the town on the Musbury Road. On reaching Gamberlake cross, turn right, follow the road until reaching the first right hand turning which is Dragons Mead and the property is towards the end of the cul-de-sac on the right hand side.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1159647



Axm/AC/22.7.24



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