



Lyme Close, Axminster, Devon

A well appointed double fronted property close to Axminster town. Stunning kitchen/dining room, three double bedrooms, garage and parking. No onward chain.

Guide Price
£350,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

23, Lyme Close, Axminster, EX13 5BA

- Modern three bedroom property
 - Large reception room
 - Well equipped kitchen
 - Two bathrooms
 - Utility & cloakroom
 - Enclosed garden
 - Garage & parking
- Convenient for the town centre

Viewing strictly by appointment
Symonds & Sampson
01297 33122





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The property was constructed by multi award winning regional developers CG Fry & Son in 2015 and forms part of a picturesque street scene of modern terraced cottages close to Axminster town centre. This double fronted property affords plenty of natural light with dual aspect rooms and a south westerly facing garden. On entering the property, you are greeted by a spacious entrance hallway with stairs rising to the first floor accommodation and downstairs cloakroom. There is an impressive kitchen/dining room that looks out onto the garden and has been finished to a high standard of specification. Integrated appliances, deep pan drawers and a pull out larder are just a few of the features to this classic country cottage kitchen design. The adjoining utility room has also been fitted with the same matching units and has access out to the garden. While the sitting room has a versatile arrangement for furnishing and features double doors that again open onto the garden.



All three bedrooms are double rooms while the master bedroom includes a recessed space for wardrobes and a smart en-suite shower room with double width shower cubicle. The family bathroom features a modern white suite and extensive tiling. Views over Axminster and the surrounding countryside can be enjoyed from the rear aspect of the first floor. Full double glazed sealed windows, gas fired central heating with dual temperature controls and mains wired smoke alarms. Remaining balance of NHBC guarantee. Viewing is considered essential to appreciate the size and position of the accommodation on offer.

Outside

To the front of the property is a lawned area of garden with outside light. The rear garden enjoys a good degree of privacy and is mainly laid to level lawn with established borders, mature shrubs and a gated rear access. Outside light and tap.

Garage

Larger than average single garage situated beyond the rear

garden with electric garage door, light and power, eaves storage space. There are two private parking spaces belonging to the property which are located in Welch Close.

Situation

Ideally positioned for Axminster town centre this good sized home is situated less than ¼ mile from the main town and can be accessed within a few minutes by car or by nearby footpaths. 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 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.

Services

All mains services connected.

Broadband: Ultrafast available
 Mobile coverage: Limited indoors, likely outdoors. Source: Ofcom.org

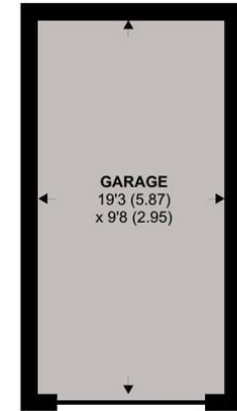
Local Authority

East Devon District Council
 Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.
 Tel : 01395 516551. Council tax band C



Lyme Close, Axminster

Approximate Area = 1224 sq ft / 113.7 sq m
 Garage = 186 sq ft / 17.3 sq m
 Total = 1410 sq ft / 131 sq m
 For identification only - Not to scale



Directions

By car : From Axminster town centre, proceed up the Lyme Road and turn right into Lyme Close. Continue along this road and as the road begins to wind round to the right where the property can be found on your right hand side. On foot : From our office in Trinity Square proceed on foot along Silver Street, turning left and then right into Coombefield Lane. Follow the footpath beyond the five bar gate and across Fossey Close. At the end of the pathway you meet with Lyme Close. Turn right and continue along this path for a few hundred yards where the property can be found on your right.



Energy Efficiency Rating	
Current	Potential
84	94

Very energy efficient - lower running costs

(92 plus) **A**

(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1150626



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