



Symonds
& Sampson

3 Churchill Rise

Axminster, Devon

3 Churchill Rise

Axminster

Devon

EX13 5FX

A superbly presented two bedroom semi detached house with adjoining driveway and garage, landscaped garden and delightful countryside views to the rear. No onward chain.



- Smart two bedroom property
 - Attractive decor
 - Open plan design
- Contemporary fixtures & fittings
- Good energy efficiency rating
 - Garage & driveway
 - Landscaped garden
 - Open views to the rear

Guide Price £255,000

Freehold

Axminster Sales

01297 33122

axminster@symondsandsampson.co.uk



ACCOMODATION

This impressive modern home is offered to the market in excellent decorative order throughout as well as benefitting from modern fixtures and fittings and the remaining balance of the NHBC warranty. There is a small entrance hall with cloakroom, whilst the main reception space consists of a large open plan living/kitchen/dining space. There is a well formed kitchen, featuring a range of integrated appliances, breakfast bar and living area with double doors leading out to the garden. From the living area stairs lead up to the first floor accommodation. Two double bedrooms are located to either side of the landing with a smart bathroom featuring a white suite and extensive tiling. New carpets were fitted in 2024.

OUTSIDE

To the front of the property is a shrub garden and driveway leading to the garage. The garage features light and power, plumbing for a washing machine and pedestrian doorway from the garden. The rear garden enjoys a fantastic westerly aspect with pleasant views which can be enjoyed from a raised decked seating area. Steps lead down to the main area of garden which has been tastefully designed with raised beds, artificial lawn and a generous paved patio. Outside light and tap.

SERVICES

All mains services connected.

Broadband- Ultrafast available

Mobile coverage- Limited inside, Likely outside. Source- Ofcom.org

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.

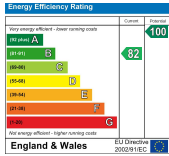
Tel : 01404 515616

Council tax band B

MATERIAL INFORMATION

There is an annual estate charge for the upkeep of the communal areas within the development. The site is managed and maintained by Gateway Management. A yearly charge of £205.62 applies to all homeowners.





Churchill Rise, Axminster

Approximate Area = 672 sq ft / 62.4 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 848 sq ft / 78.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1160230



Axm/RS/29.7.24



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson, 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 or 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