

Symonds
& Sampson



3 Welch Close
Axminster, Devon

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Axminster

Devon

EX13 5GN

A beautifully presented double fronted property close to Axminster town. Stunning kitchen/dining room, three double bedrooms, garage and parking.



- Double fronted house
 - End of terrace
- Large kitchen/ dining room
- Three double bedrooms
 - Two bathrooms
- Short walk to Axminster town centre
 - Enclosed level garden
 - Garage & parking
 - Council tax band D

Guide Price £360,000

Freehold

Axminster Sales
01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

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 properties close to Axminster town centre. This double fronted property affords plenty of natural light with dual aspect rooms and a westerly facing garden.

ACCOMMODATION

On entering the property, you are greeted by a spacious entrance hallway with stairs rising to the first floor accommodation and downstairs cloakroom. Karndean flooring runs through to the hugely 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 central island. Doors open to an enclosed garden with terrace. The main reception has a versatile arrangement for furnishing and is spacious in size. All three bedrooms are double rooms while the master bedroom features a smart en-suite shower room with double cubicle while the family bathroom includes a modern white suite with a P-shaped shower bath and extensive tiling. The landing offers a deep storage cupboard as well as a separate linen cupboard. 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

The property enjoys a corner plot with shrub and flower borders. The walled rear garden enjoys a westerly aspect with paved seating area, established shrubs and gated access to the garage and parking area. Outside light, tap and power supply.

GARAGE

Up and over door, light and power connected. Additional parking spaces run besides the southern boundary.

LOCAL AUTHORITY

East Devon District Council. Council Tax Band D

SITUATION

Ideally positioned for access to 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 Network Coverage : Likely outside. Limited inside.
Source : Ofcom.gov.uk
However, vendors advise that they obtain good mobile coverage both indoors and outside.
We are not aware of any planning in the area.

AGENT'S NOTE

The 13 properties within in the development form part of a residents committee responsible for green areas.

DIRECTIONS

What3Words
///tricky.storming.cobbles



Welch Close, Axminster

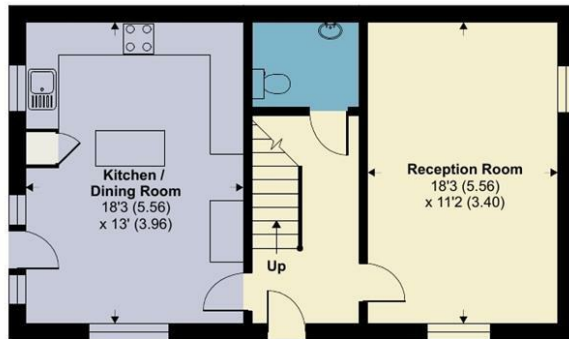
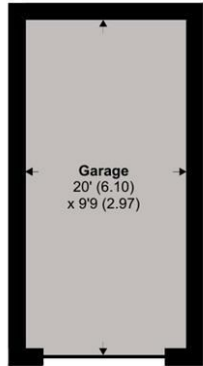
Approximate Area = 1178 sq ft / 109.4 sq m

Garage = 121 sq ft / 11.2 sq m

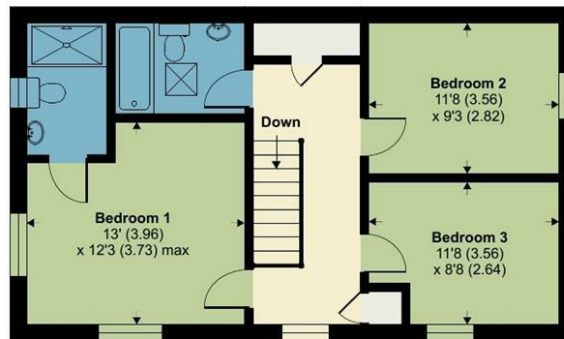
Total = 1299 sq ft / 120.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient (best ranking grade)	A		
Energy efficient	B		
Decent	C	84	94
Below average	D		
Poor	E		
Very poor	F		
Least energy efficient (worst ranking grade)	G		
<small>100 kWh/m² (about 1000 kWh/m² per year) or less</small>			
<small>England & Wales</small>			



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Symonds & Sampson. REF: 995016



Axm/RIS/5.8.24



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