



Symonds
& Sampson

Happy Returns

Pidgeons Lane, Axminster, Devon

Happy Returns

Pidgeons Lane
Axminster
Devon EX13 5SH

A detached three bedroomed cottage which has been in the same ownership for 18 years and benefits from a double garage and ample parking.



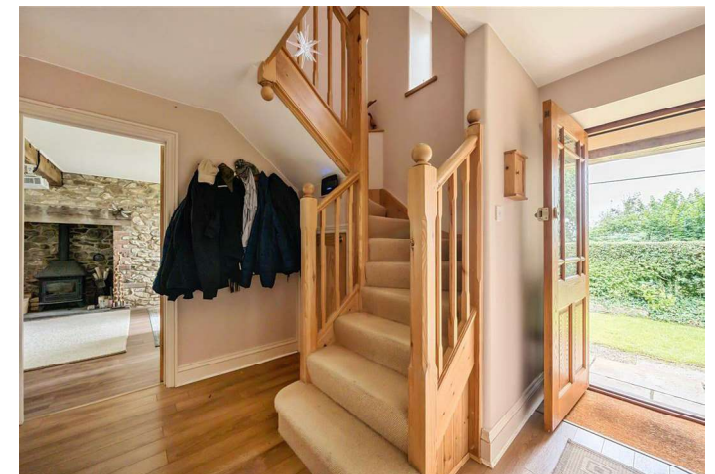
- Beautiful far reaching views
 - Underfloor heating
 - Double glazing
- Detached double garage



Guide Price £675,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



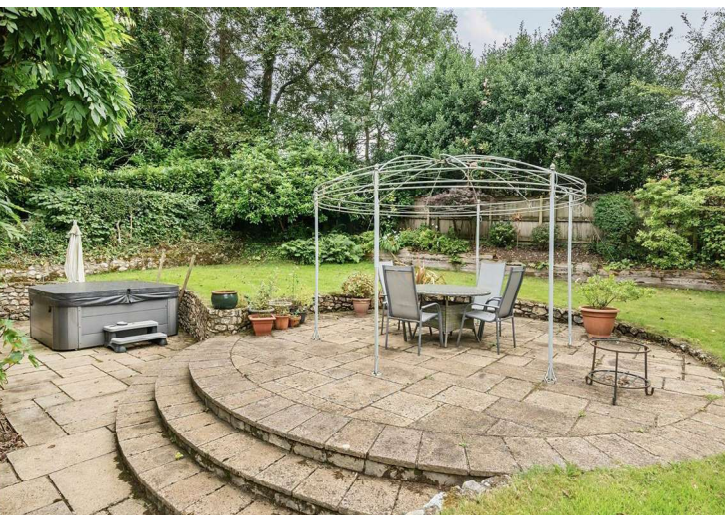
THE PROPERTY

This three double bedroom property was constructed in the early part of the 21st century. Situated along a private, no through lane with limited passing traffic, the property is slightly elevated which captivates the far-reaching countryside views.

ACCOMODATION

The accommodation includes a stylish fitted kitchen which has integrated appliances including a 5 ring gas hob with extractor fan above, a double oven, dishwasher, fridge and freezer. In addition, there is a useful separate utility/laundry room which has space and plumbing for a washing machine and tumble dryer alongside the cloakroom. The elegantly proportioned living room features a stone fireplace with a slate hearth and is filled with natural light from three sides and connected to the garden through French doors. There is an impressive reception hall granting access to all the principal rooms with the staircase rising to the first-floor landing where there are three bedrooms and a family bathroom. Facing west, the principal bedroom suite with dressing room and bathroom is swathed in natural light and enjoys far reaching views. The remaining two bedrooms have built in cupboards.





OUTSIDE

Externally there is a driveway providing ample parking for numerous cars leading to a detached double garage. The gardens wrap around three sides of the house; are designed to enjoy the sunshine and are connected to the living areas of the house via a terrace and pathway. The double garage which is currently being used as office space and storage but can be easily converted back to the original purpose of parking for up to two cars. Electric up and over door and pedestrian door to the rear. Light and power

SERVICES

Mains Electricity and water. Oil Central Heating with under floor heating. The drainage pumps into a holding tank and is then pumped into the main drains.
East Devon District Council, Honiton, Devon. Council Tax Band F
Broadband: Superfast available
Mobile coverage: Limited indoors, likely outdoors

MATERIAL INFORMATION

The vendor will be buying on once a purchaser has been found. Viewings are strictly by appointment.

DIRECTIONS

///simmer.bunks.foiled



Happy Returns, Pidgeons Lane, Axminster

Approximate Area = 1603 sq ft / 148.9 sq m

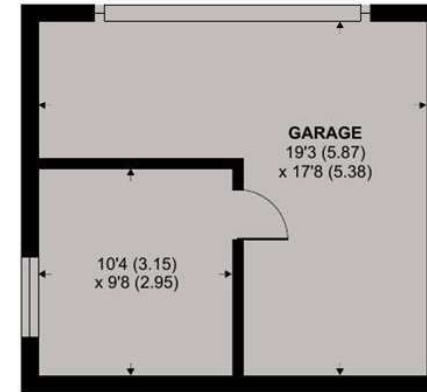
Garage = 342 sq ft / 31.7 sq m

Total = 1945 sq ft / 180.6 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales
EU Directive 2002/91/EC



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1167415



Axm/AC/8.8.24



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 of 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