



Symonds
& Sampson

17 Three Acre Close
Axminster, Devon

17 Three Acre Close Axminster Devon EX13 5GJ

An attractive modern three bedroom stone fronted mid terraced home built in 2014 and coming to the market for the first time since its construction.



- Mid terrace family home
- Gas central heating
 - Double glazing
- Enclosed rear garden
 - Single garage

Guide Price £269,950

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A three-bedroom family home, situated in a popular location on the northern edge of Axminster. The property benefits from a single garage and an enclosed rear garden.

ACCOMODATION

Constructed in 2014 by Wainhomes, this property has been under the same ownership since its construction. Accommodation comprises of an entrance hall that leads through to the cloakroom. The sitting room enjoys a double aspect offering plenty of natural light, a fitted kitchen/diner with double doors opening out into an enclosed rear garden with access through a pedestrian door into the garage. On the first floor there are three bedrooms (master with en-suite) and the family bathroom.

OUTSIDE

The rear garden is fully enclosed with a patio leading from the dining area. The remainder of the garden does require landscaping. The single garage, which is located under the neighbouring coach house has an up and over door with a pedestrian door to the rear garden.

SERVICES

All mains services connected
Broadband: Ultrafast available
Mobile coverage: Limited indoors. Source; ofcom.org
Local authority; East Devon District Council, Honiton, Devon. Council Tax Band C

MATERIAL INFORMATION

Viewings are strictly by appointment. The development is subject to the section 106 discharge where a management agent will be appointed. We believe a yearly fee will become payable once the whole development has been adopted.

DIRECTIONS

What3words: ///promising.assets.quickly



Three Acre Close, Axminster

Approximate Area = 1066 sq ft / 99 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Energy Efficiency Class	Score
A	87
B	76
C	65
D	54
E	43
F	32
G	21

England & Wales
EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

Axm/AC/9.8.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1166050



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson, Trinity Square,
Axminster, Devon EX13 5AW



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