



Symonds
& Sampson

6 Heath Common

Membury, Axminster, Devon

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Membury
Axminster
Devon EX13 7UF

A detached two bedroomed bungalow which has been well loved over the past two decades by the current owners, Benefits from a double garage and parking.



- Detached Bungalow
 - Cloakroom
- Well Stocked Garden
- Oil Central Heating
 - Double Glazed

Guide Price £375,000

Freehold

Axminster Sales
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THE PROPERTY

The property was constructed in the 1980's and forms part of a select cul -de-sac of just eight detached homes in a village location.

ACCOMMODATION

A double-glazed porch with sliding door leads into the entrance hallway which provides access to each of the rooms. The sitting room is set to the rear and enjoys the sunsets in the evening through the patio doors. An open fire provides a great atmosphere in the winter months.. The kitchen is fitted with a range of wall and base units with worksurfaces and inset stainless steel sink with mixer tap. There is space for an electric cooker, which has an extractor above and space and plumbing for a washing machine and dishwasher. The hall has access to the loft space and to each of the two double bedrooms as well as a cloakroom, fitted with a low-level W/C and vanity wash hand basin. The master bedroom is set to the back of the property, overlooking the garden, and has fitted wardrobes. The second bedroom is a comfortable double room. There is a bathroom adjacent fitted with a white panel bath with shower attachment, a low-level W/C and wash hand basin with cupboard under.

OUTSIDE

The well stocked gardens are mostly laid to lawn and

bordered and interspersed by a variety of herbaceous and flowering plants, shrubs and trees which include numerous fruit trees. There is also a greenhouse and a shed to the rear of the property.

GARAGE

Double garage with electric roller door, light and power and pedestrian door to the side. To the rear of the garage is an extra room which has been used as a dark room in the past.

SITUATION

Heath Common is situated on the edge of the popular East Devon village of Membury which includes a primary school, parish church and village hall. The village lies within the Blackdown Hills Area of Outstanding Natural Beauty, 4 miles North West of Axminster and 7 miles from Chard. The market town of Axminster provides a good range of day to day amenities including shops, schools and cafes together with a mainline railway station on the London Waterloo route. The heritage coast with resorts such as Lyme Regis and Seaton is some 6 miles distant from Axminster and the regional centre of Exeter being 25 miles to the West, with connections to the M5 motorway and regional airport.

SERVICES

Mains Electricity, Water and Drainage. Oil Central Heating

AGENT'S NOTE

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

MATERIAL FACTS

Broadband : Superfast available
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Honiton. Council Tax Band D

DIRECTIONS

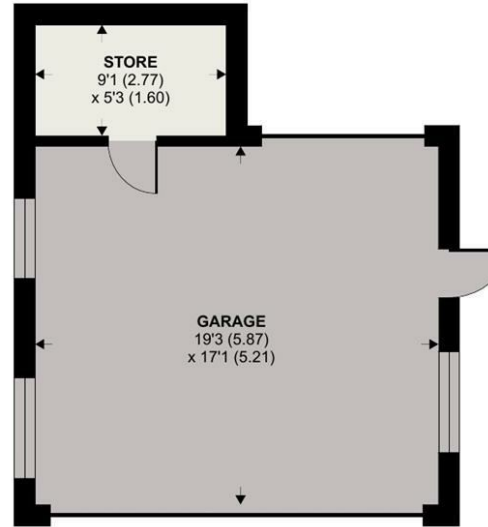
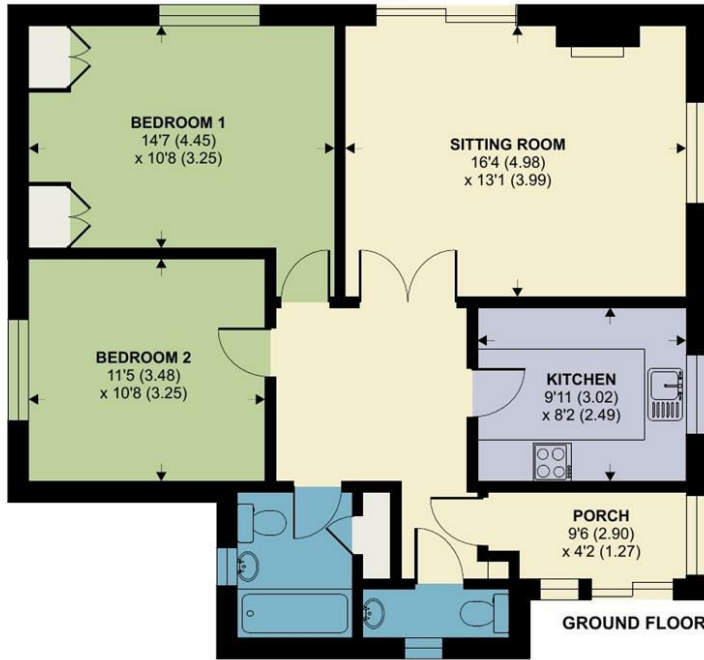
What3Words
<https://w3w.co/arts.immediate.silent>



Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
83		59	
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			

Heath Common, Axminster

Approximate Area = 824 sq ft / 76.5 sq m
 Garage / Store = 385 sq ft / 35.8 sq m
 Total = 1209 sq ft / 112.3 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1173452



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