



Symonds
& Sampson

Tytherleigh Patch

Tytherleigh, Axminster, Devon

Tytherleigh Patch

Tytherleigh
Axminster
Devon EX13 7BD

A tastefully renovated detached two bedroom bungalow set on a good size plot with established gardens and garaging. No onward chain.



- Attractive single storey dwelling
 - Many dual aspect rooms
 - Recently refurbished
- Modern décor and fittings
- Large detached garage
 - Ample parking

Guide Price £430,000

Freehold

Axminster Sales
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THE PROPERTY

Tytherleigh Patch is an individual bungalow set in the heart of the East Devon village of Tytherleigh, close to the Devon/Somerset border. The property has been extensively refurbished and modernised in recent years and is offered for sale with no onward chain. On entering the bungalow you are greeted by a central hallway providing access to the majority of the rooms. To the rear of the property is a modern kitchen, fitted with a good range of wall and base units including integrated and free standing appliances. A useful rear lobby adjoins the kitchen which leads out to the garage and driveway. The main sitting room, like many of the rooms, enjoys a dual aspect and feature fireplace. There are two double bedrooms along with a family bathroom. The inner hallway provides a practical study area with double doors which lead through to the conservatory.

SITUATION

Tytherleigh is a small village comprising of individual properties set on either side of the A358. The Tytherleigh Arms is renowned locally for its high quality cuisine and the nearby farm shop offers a wide range of locally sourced produce. The main 30 bus service, Axminster to Taunton runs through the village and the larger village of Chardstock, less than a mile away, provides local amenities including primary school, post office/stores, parish church

and village hall. Chardstock also offers many social clubs, bowls green and cricket pitch. Tytherleigh is situated midway between Axminster and Chard both of which offer a good range of day to day facilities, schooling and sports facilities. Axminster also has a mainline railway station on the Exeter to Waterloo line. The area around the village is popular for walking and riding. The heritage coast at Lyme Regis and Seaton is some 10 miles to the south.

OUTSIDE

Tytherleigh Patch is accessed from the roadside via a gated gravelled driveway which leads to the garage and parking. The property sits well within its plot with gardens to all four sides. These are made up of established shrubs and trees with an area of lawned garden and various seating areas. The gardens offer a good degree of privacy and are enclosed with a combination of stone walling and mature hedging. Outside lighting and water supply.

SERVICES

All mains services connected. Gas fired central heating.
Broadband : Superfast available
Mobile Network Coverage : Good coverage outside.
Limited inside.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council. Tel : 01404 515616
Council Tax Band E.

DIRECTIONS

What3words: ///greeting.pupils.hiker



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
92-100	A		80
81-91	B		
69-80	C		
55-68	D	63	
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tytherleigh Patch, Tytherleigh, Axminster

Approximate Area = 937 sq ft / 87 sq m
 Garage = 214 sq ft / 19.9 sq m
 Total = 1151 sq ft / 106.9 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: 1182530



Axm/RIS/10.9.24



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