

Symonds
& Sampson

14 St. Marys Close

Axminster, Devon

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Axminster
Devon EX13 5BW

A very well presented detached three bedroom detached bungalow with garage and level lawned gardens. No onward chain.



- Purpose built bungalow
 - Generous plot
 - Garage and driveway
 - Remodelled kitchen
- Bathroom with separate shower
 - Modern conservatory
 - Private rear garden

Guide Price £400,000

Freehold

Axminster Sales
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THE PROPERTY

14 St Marys Close is one of 16 detached bungalows set in a well regarded cul de sac on the outskirts of Axminster. The property dates from the 1960's and is built of traditional brick elevations under a tiled roof. The bungalow has been in the same ownership for the past 30 years and over this time has been well maintained and improved over the years. There is an extensive gas fired central heating system along with double glazed windows and doors.

ACCOMMODATION

To the front elevation is the double glazed entrance porch which leads through to a spacious entrance hallway with useful storage cupboard and doors to all principal rooms. The bungalow features three bedrooms (two doubles and a single) with the third bedroom currently arranged as a home office with a fitted wooden shelving and cupboards unit. The master bedroom offers a wide range of fitted furniture. Set between the bedrooms is a generous sized bathroom featuring a modern white suite, extensive tiling and a separate shower enclosure. Overlooking the front garden is a well equipped kitchen finished with cream coloured unit fronts and wood effect work surfacing. The kitchen includes an integrated dishwasher, cooker, hob and cooker hood. Space is provided for additional white goods. To the rear is the sitting room which includes a feature fireplace and sliding doors that lead through into the

conservatory. The conservatory is built of brick elevations with a double glazed framework and provides a pleasant seating area overlooking the well tended rear garden. A good size garage with workshop area adjoins the bungalow.

OUTSIDE

The property sits well within its plot with ample frontage consisting of a lawned garden, established borders and driveway providing comfortable parking arrangements for three vehicles. Gated side access to the northern elevation leads round to the rear garden. There are two paved seating areas, mature shrubs and a rockery running along the rear boundary. Garden shed and pedestrian access to the garage/workshop.

SITUATION

St Marys Close is a situated on the outskirts of Axminster, approximately one mile from the town centre. Axminster is a country town on the eastern fringes of Devon, close to borders with Dorset and Somerset. It offers a selection of shops including two supermarkets, schools, churches, health centre and cottage hospital. It also plays host to Hugh Fearnley-Whittingstall's River Cottage HQ at the nearby Trinity Hill. There is a well-supported weekly market in the town square. The beautiful Axe Valley reaches the sea at Seaton (6 miles) along the Jurassic Coastline and the famed resort of Lyme Regis is a similar

distance. Exeter (M5) 24 miles, Taunton 20 miles. Mainline train station on the London Waterloo route.

SERVICES

Mains electric, water, gas and drainage.
Broadband : Ultrafast available.
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL INFORMATION

Viewings are strictly by appointment only.

WHAT3WORDS

What3words:///dwelled.camcorder.calculating



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
Energy efficiency of this property is measured on a scale from A (most efficient) to G (least efficient).		63	78
Energy efficiency of this property is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			

St. Marys Close, Axminster

Approximate Area = 1076 sq ft / 99.9 sq m
 Garage = 172 sq ft / 16 sq m
 Total = 1248 sq ft / 115.9 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1190168



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