

Symonds
& Sampson

8 Lyme Close

Axminster, Devon

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Axminster, Devon
Devon EX13 5BA

A conveniently located four bedroom extended semi detached house providing off road parking and rural views from the first floor.



- Extended four bedroom semi detached house
 - Walking distance to town centre
 - Relatively level site
 - Countryside Views from the first floor
- Benefit from some general improvements and updating



Guide Price £285,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



ACCOMODATION

The property comprises a four bedroom semi detached house built principally with colour washed elevations under a tiled roof. Although the house enjoys a gas central heating system and double glazed units to most openings some general improvement and updating may now be appropriate. At some point an extension was created to provide a sizeable kitchen diner. To the front and rear are relatively level gardens incorporating an off road parking space.

OUTSIDE

The property is set back from the road with an established front garden and enclosed rear garden . To the side of the house is a utility room .

SITUATION

Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter.

DIRECTION

What3words: ///revival.lunges.scrolled

SERVICES

All mains services connected.
Broadband: Superfast available
Mobile coverage: Limited indoors, likely outdoors
Source - Ofcom.org.uk

MATERIAL INFORMATION

A particular feature are the rural views that are appreciated from the first floor windows whilst being within walking distance of the town centre

LOCAL AUTHORITY

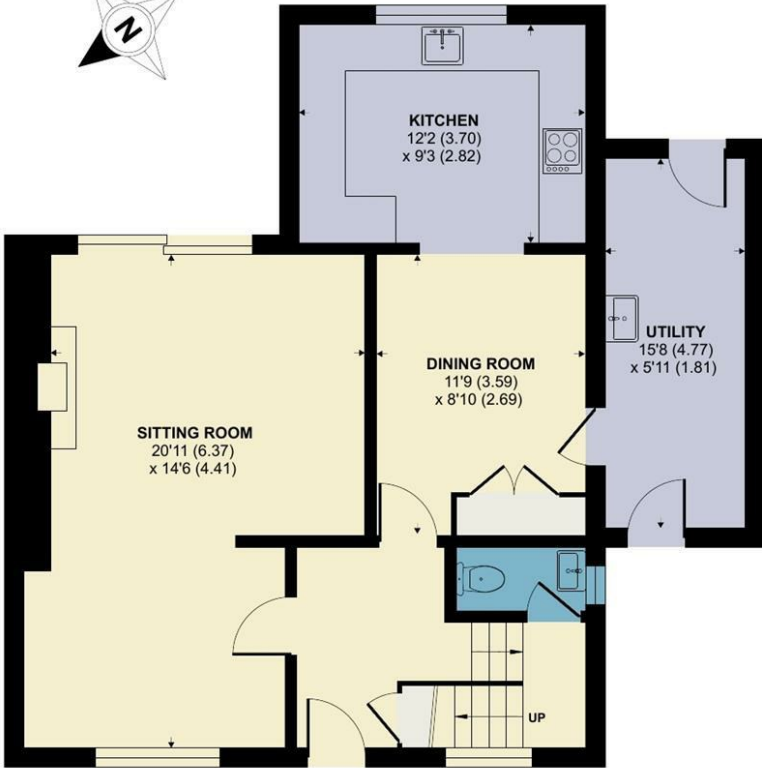
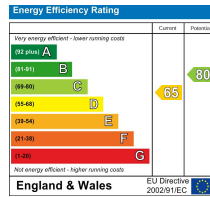
East Devon District Council. Tel : 01404 515616
Council Tax Band C



Lyme Close, Axminster

Approximate Area = 1338 sq ft / 124.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1179787



Axm/RIS/1.10.24



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