

The logo for Symonds & Sampson is located in the top right corner. It consists of the company name in a white serif font, with a yellow horizontal line underneath. The background of the entire image is a photograph of a house with a grey slate roof and a white garage, set in a lush green landscape with trees and a blue sky with clouds.

Symonds
& Sampson

Windyridge

Charmouth Road, Axminster, Devon

Windyridge

Charmouth Road
Axminster
Devon EX13 5SZ

A detached bungalow situated in this highly sought after location and benefiting from a large frontage and attractive garden with private aspect.



- Detached Bungalow
- Ample Driveway Parking
- Double Garage & Timber Single Garage
- Predominantly Level Lawned Gardens
 - In total 0.44 acre



Guide Price £500,000

Freehold

Axminster Sales
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axminster@symondsandsampson.co.uk



THE PROPERTY

A great opportunity to purchase a detached single storey dwelling located in the popular Raymonds Hill area. This fantastic home sits comfortably within its plot and is fully enclosed to all four sides with ample parking and a double garage. Properties in this area always prove popular and this bungalow will prove no exception.

ACCOMMODATION

In brief the property comprises of a large hallway or boot room, where there is a cupboard housing the boiler along with space and plumbing for a washing machine. From here you can access the properties accommodation and also the double garage. The kitchen Diner has been refurbished and due to its good size has ample space for a dining table offering a very sociable space. The kitchen has an eye level built in oven, an inset electric hob and a good-sized walk-in larder. The dining area is dual aspect with a bay window to the front. The living room is also dual aspect with a bay window offering pleasant garden views, and lots of natural light along with an open fire helping create the 'homely' feel.

There are two double bedrooms, and a family bathroom fitted with a bath and shower over, a low-level W/C and a wash hand basin with storage space under.

OUTSIDE

The front garden is substantial with a large lawned area, mature hedge and a selection of shrubs and plants interspersed throughout. The rear garden has a private aspect with mature boundary hedging and a patio area. The whole plot totals an area of 0.44 acre.

GARAGING

The double garage has two up and over doors to the front for vehicle access with ample parking and an internal pedestrian door which opens into the boot room. The single timber garage makes great storage or workshop space

LOCAL AUTHORITY

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

SITUATION

The property is located on the outskirts of the popular small market town of Axminster in an area known as Raymonds Hill and sits alongside the A35 approximately 2 miles from centre of Axminster. Hunters Lodge public inn is set within walking distance. There are well regarded primary and secondary schools nearby, namely the

Woodroffe School (3 miles) and Colyton Grammar School (7 miles). Lyme Regis (3 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and several restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. The market town of Axminster provides a good range of day-to-day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

SERVICES

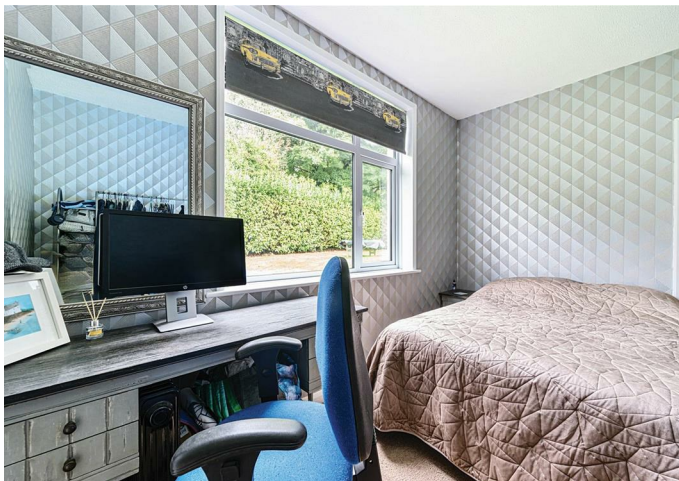
Mains Electricity and Water. Private Drainage. LPG heating.
Broadband : Superfast available.
Mobile Network Coverage : Likely outside. Limited inside.
The vendors find that Vodafone, EE, and idmobile provide adequate coverage.
Source - Ofcom.org.uk

AGENT'S NOTE

Viewings are strictly by appointment.

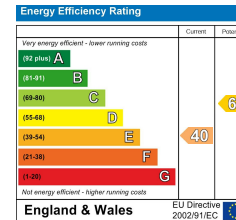
DIRECTIONS

<https://w3w.co/justifies.remind.pointer>



Windyridge, Charmouth Road, Axminster, EX13

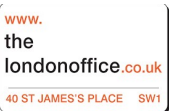
Approximate Area = 971 sq ft / 90.2 sq m
 Garage = 330 sq ft / 30.6 sq m
 Total = 1301 sq ft / 120.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1191188



Axm/AC-R/25.9.24



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