

Symonds  
& Sampson



# 18 Morton Way

Boxfield Road, Axminster, Devon

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Boxfield Road

Axminster

Devon

EX13 5LE

A modern mid terrace property that is ideal for first time buyers or purchasers looking to downsize.



- Mid terraced house
- Low maintenance rear garden
- Two/three bedrooms
- Section 157 Local occupancy restriction



Guide Price £175,000

Freehold

Axminster Sales  
01297 33122

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## THE PROPERTY

A great opportunity to purchase a modern mid-terraced home located in a small close towards the outer edge of the small market town of Axminster. The property comes with a local occupancy restriction and has been a well-loved family home for our vendors who are now looking to upsize.

## ACCOMODATION

The property is entered via a double-glazed front door that opens into an entrance hall with the staircase rising to the first-floor accommodation. To the front elevation of the property is the modern kitchen fitted with a good range of wall and base units, integrated oven, hob & cooker hood whilst the living room overlooks the rear garden and has a door leading out onto a pleasant seating area. There is also a useful downstairs cloakroom.

Leading from the first-floor landing are the bedrooms and bathroom. Originally built with two double bedrooms, the largest of the rooms has been partitioned to make two smaller bedrooms which both have windows to the front. The stud wall between the rooms can be removed if the new owner wishes to reinstate. A family bathroom with a modern suite, extensive tiling, and a shower over the bath completes the accommodation. The property is fully double glazed and includes gas fired central heating, and mains wired smoke detectors.

## OUTSIDE

The low maintenance south facing rear garden is fully enclosed with timber fencing, whilst to the front is unallocated parking for the terrace.

## SERVICES

Mains Electricity, Gas, Water & Drainage.  
Local Authority: East Devon District Council, Honiton, Devon. Council Tax Band B  
Broadband: Ultrafast available  
Mobile Coverage: Limited indoors, likely outdoors.

## SITUATION

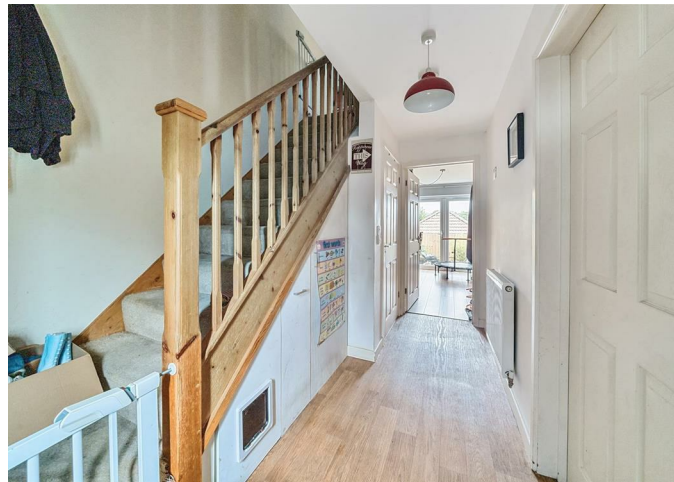
Morton Way is set in an established residential area of Axminster on the eastern outskirts of town. There are several footpaths nearby which offer picturesque countryside walks, along with the added benefit of Axminster town and train station being half a mile away. Axminster is a bustling market town 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..

## MATERIAL INFORMATION

Please note that this property is subject to a Section 157 Housing Restriction where purchasers have had to either lived or worked in Devon for the past 3 years. Viewings are strictly by appointment.

## DIRECTIONS

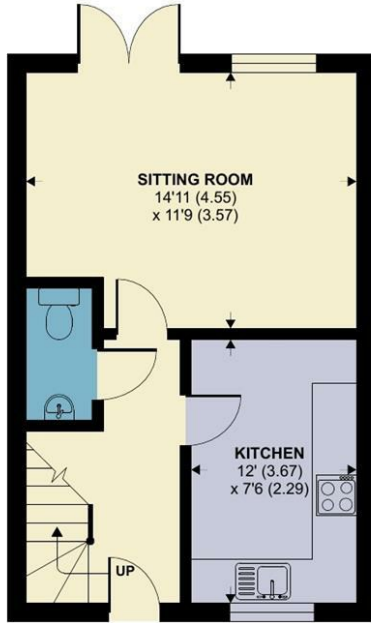
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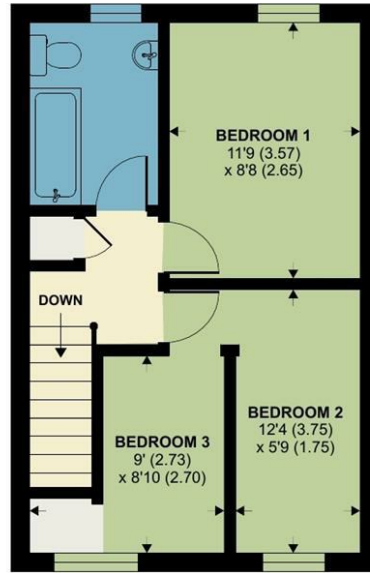
# Morton Way, Boxfield Road, Axminster

Approximate Area = 726 sq ft / 67.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1195568



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