

Symonds
& Sampson

2 Purzebrook House

Musbury Road, Axminster, Devon

2 Purzebrook House

Musbury Road
Axminster
Devon EX13 5JG

A characterful, Grade II Listed period property with a beautiful enclosed rear garden, located just a short walk from the Town Centre.



- Mid Terraced Period Cottage
- Well Stocked Pretty Cottage Garden to The Rear
 - Two/Three Bedrooms
 - No Onward Chain

Guide Price £350,000
Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A stunning Grade II listed period home which has origins believed to date back to the 18th Century when it was built as a detached dwelling which was subsequently been divided into the current arrangement of three properties and now comes to the market with the most fabulous rear garden and NO ONWARD CHAIN.

ACCOMMODATION

The property is accessed through the entrance porch into the sitting room offering space for the whole family to enjoy. The standout feature of this room is the stunning fireplace which has the added benefit of a wood burner. The sitting room leads through to the dining room which features a bay window to illuminate the room throughout the course of the day alongside a smaller feature fire surround.

The kitchen can be located at the rear of the property, is fitted with ample cupboards, eye level oven and has space for white goods. A door leads from here out into the garden. From the sitting room a full-length glazed door provides access to the staircase which leads to the first floor and also into the main bathroom which also has space and plumbing for a washing machine.

The first floor encompasses two good size double bedrooms, one of which has en suite facilities. From the main bedroom there is a door into a third bedroom which could be used as an office or a dressing room.

OUTSIDE

The gardens are what make the house truly exceptional and make up a natural paradise of level lawn, fruit trees, mature shrubs, and well stocked beds. The garden is mature and landscaped into separate areas.

There is a terrace that is perfect for drinks or dining al fresco. At the far end of the garden is a summer house, garden shed and a greenhouse.

LOCAL AUTHORITY

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

SITUATION

Set along the Musbury Road the property is well placed for the main town and the train station, both being within walking distance. 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.

SERVICES

Mains Electricity, Gas, Water & Drainage.

Broadband : Superfast

Mobile Network Coverage : Likely outside. Limited inside.

AGENT'S NOTE

We are aware that the property has suffered from an ingress of water in the past.

DIRECTIONS

<https://w3w.co/toggle.excuse.condensed>





Purzebrook House, Musbury Road, Axminster

Approximate Area = 1527 sq ft / 141.8 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). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1179964



Axm/AC/3.10.24



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT