

Symonds
& Sampson

4 Broome Close

Axminster, Devon

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Axminster
Devon EX13 5DH

A beautifully presented detached four-bedroom home with spacious accommodation, double garage and ample parking.



- Executive Family Home
 - Home Office
- Woodburning Stove
 - Utility Room
 - Double Garage
- Cul-de-sac Location
- Attractive Level Gardens
- High energy efficiency rating
- Solar photovoltaic panels

Guide Price £495,000

Freehold

Axminster Sales
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THE PROPERTY

Constructed by Redrow Homes during the 1990s, this well-proportioned detached house has been much improved by its current owners and offers generous accommodation over two floors as well as a detached double garage. The property is highly energy efficient and benefits from double glazed windows, solar photovoltaic panels (fully owned) and gas fired central heating throughout.

ACCOMMODATION

The property features light and airy accommodation along with a recently remodelled kitchen/family room, bathroom and en-suite. There are two generous reception rooms as well as a sunroom located to the rear of the property which overlooks the garden. The sitting room has patio doors leading out through the sunroom into the garden and a woodburning stove with a brick surround. The garden can also be accessed via the dining room. There is a study to the front elevation and a useful downstairs cloakroom off the main entrance hallway.

The modern kitchen features a wide range of units, integrated gas hob, electric oven and grill, with space for a dishwasher and fridge. A door leads into the utility room which includes an asterite sink and drainer, space for a washing machine and space for a fridge freezer.

To the first floor are four bedrooms and a family bathroom. The master suite features fitted wardrobes as well as a smart ensuite bathroom. The remaining bedrooms are serviced by a smart family bathroom which includes a modern white suite and extensive tiling.

OUTSIDE

The property sits within a good sized level plot with well stocked borders offering seasonal colour, lawn and additional gravelled areas. The driveway to the front of the property leads to the double garage and a gate to the side provides access to the enclosed rear garden which is laid predominantly to lawn and includes a pond, a patio area for al fresco dining, fruit cage and greenhouse.

DOUBLE GARAGE

With electric up and over door, pedestrian door to the side, Light and power.

SITUATION

Broome Close is a small select cul-de-sac of detached properties situated less than a mile from Axminster town centre. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported country produce market held in

Trinity Square every Thursday. 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 train station that is on the direct line to London Waterloo to Exeter line.

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Tel : 01404 515616

Council Tax Band E

SERVICES

Mains Electricity, Gas, Water & Drainage. Solar photovoltaic panels which supplies electricity and domestic hot water. The system is fully owned by the Vendors and benefits from a feed in tariff.

Broadband - Ultrafast available.

Mobile Network Coverage - Likely outside. Limited inside.

Source : Ofcom.org.uk

DIRECTIONS

What3Words

<https://w3w.co/magnitude.speakers.fragment>

MATERIAL FACTS

The property is located in Flood Zone 1.



Broome Close, Axminster

Approximate Area = 1761 sq ft / 163.5 sq m (includes garage)

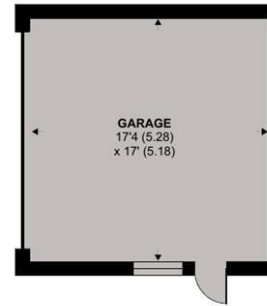
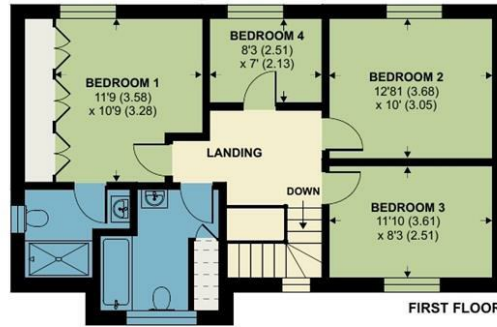
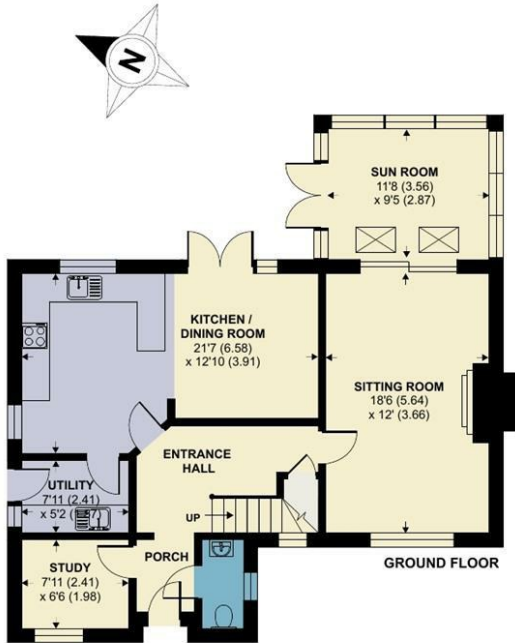
Limited Use Area(s) = 17 sq ft / 1.5 sq m

Total = 1778 sq ft / 165.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1207980



AxmRes/AC/28.10.24



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