

Symonds
& Sampson

5 Green Lawn Way

Axminster, Devon

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Axminster
Devon EX13 5FW

A modern three bedroom terraced house with
contemporary fixtures and fitting, garage and parking.
Close to local primary and secondary schools.



- Modern terraced property
- Downstairs cloakroom
- Open plan living space
- En-suite to master bedroom
- Enclosed garden
- Garage and parking

Guide Price £255,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Constructed in 2015 by Bovis Homes this well-appointed property offers a great stepping stone for young families and benefits from a high rated EPC. The accommodation is well balanced over two floors and includes all the modern conveniences one would expect with a property of this nature. The property is accessed along a footpath, set back from Chard Road and includes a garage and parking located in the close behind.

ACCOMMODATION

To the main entrance hallway you will find a downstairs cloakroom and an impressive open plan living room with kitchen area which features a wide range of units and a selection of integrated appliances. Double doors from the living area lead out to the garden. To the first floor are three bedrooms with an en-suite shower room to the master bedroom and a smart family bathroom.

OUTSIDE

To the front of the property is a low maintenance garden and a lawned rear garden with decked seating area, garden shed and access via a pathway which leads down to the single garage and parking space.

SITUATION

Located on the outskirts of the development this modern

family home is well placed for the town and nearby schools. 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.

DIRECTIONS

What3Words
///dishing.forge.seated

SERVICES

All mains services connected.
Broadband : Ultrafast available
Mobile Network Coverage : Likely outside. Limited inside.

LOCAL AUTHORITY

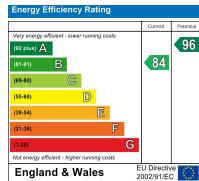
East Devon District Council. Tel : 01404 515616
Council Tax Band C

MATERIAL FACTS

There is an annual estate charge for the upkeep of the

communal areas within the development. The site is managed and maintained by Gateway Management. The property is located in flood zone 1, an area with a low probability of flooding.





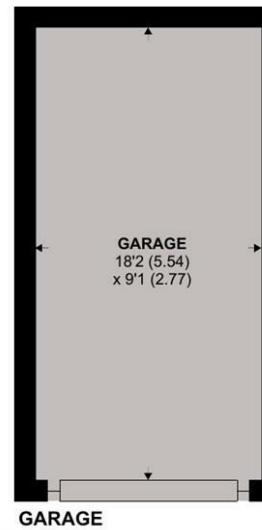
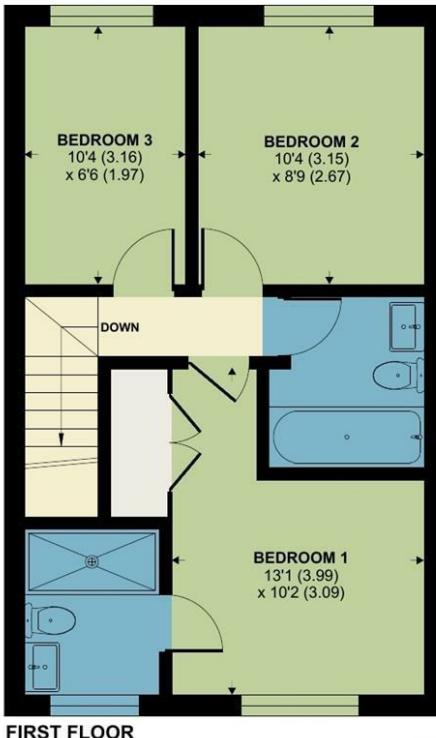
Green Lawn Way, Axminster

Approximate Area = 862 sq ft / 80 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1027 sq ft / 95.2 sq m

For identification only - Not to scale



Axm/RIS/13.11.24



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