

Symonds
& Sampson



4 Latchmount Gardens

Axminster, Devon

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Axminster
Devon EX13 5JT

A beautifully appointed detached bungalow close to Axminster town centre with the benefit of a double garage, landscaped rear garden and far-reaching views across the Axe Valley.



- Popular cul-de-sac location
- Superbly maintained and presented
 - Underfloor heating
 - Double garage
 - Enclosed rear garden

Guide Price £475,000

Freehold

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THE PROPERTY

A modern detached bungalow occupying a cul-de-sac location less than half a mile from Axminster town centre. Built by well reputed regional builders A G Jessopp Ltd in 2009 the property has been finished to a high standard of specification featuring underfloor heating and uPVC double glazing.

ACCOMMODATION

Access from the front leads into the entrance hall where you can find access to the roof space and a double storage cupboard which contains the underfloor heating controls. The dual aspect sitting/dining room has direct access out into the conservatory via French doors, while the kitchen/breakfast room is of a good size and has been fitted with a range of modern wall and base units, built in wall mounted double oven, work surfacing incorporating a 5-ring gas hob. Next to the kitchen is a small but well-formed utility room providing extra storage space, a circular sink with mixer tap, a wall mounted gas boiler and has space for a washing machine and tumble dryer. The master bedroom benefits from an en-suite shower room and full-length built-in wardrobes. The family bathroom includes a modern white suite, extensive tiling and a shower over the bath. To conclude, the bungalow is beautifully presented both inside and out and ideally placed for the convenience of the nearby town centre of Axminster.

OUTSIDE

A block paved driveway provides access to the double garage, which has twin up and over doors and a pedestrian door to the rear. There are two lockable gates to both sides of the property. The rear garden enjoys a westerly aspect to enjoy the evening sun with a circular seating area and a lawned garden.

SITUATION

Latchmount Gardens is conveniently located to the northern side of Axminster yet within reach of the town centre and its many facilities. Local amenities are on the doorstep including individual shops, primary and secondary schools, restaurants, library, and health centre. 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

All mains services connected.

Mobile Network Coverage - Likely outside. Limited inside.
Broadband - Ultrafast available
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Council Tax Band E

DIRECTIONS

<https://w3w.co/grocers.salmon.milder>

MATERIAL INFORMATION

Viewings are strictly by appointment.

We understand that the property forms part of a cul-de-sac where the road is registered as private.

The property is located within Flood Zone 1, an area with a low probability of flooding.



Energy Efficiency Rating		
100% energy efficient - lower running costs	Current	Potential
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Latchmount Gardens, Axminster

Approximate Area = 1243 sq ft / 115.5 sq m

Outbuilding = 326 sq ft / 30.3 sq m

Total = 1569 sq ft / 145.8 sq m

For identification only - Not to scale



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: 1230738



Axm/ACR/13.1.25



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