



Symonds  
& Sampson

22 Swain Close  
Axminster, Devon



# 22 Swain Close

Axminster  
Devon EX13 5HX

A beautifully presented three bedroom house situated in a cul de sac location with modern double glazed conservatory, garage and driveway. No onward chain.



- Detached modern home
  - Garage & driveway
  - Gas fired central heating
- Modern double glazed windows
  - Large conservatory
- Attractive low maintenance gardens

Guide Price £285,000

Freehold

Axminster Sales  
01297 33122  
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## THE PROPERTY

This is the perfect home for those who want the convenience of town, but to be nice and close to countryside walks. The attractive layout offers more of a traditional feel, ideal for those who prefer a separated kitchen compared to open plan living. Ideal if you're moving up the ladder from a two-bed home or down the ladder to a lower-maintenance property, this lovely home is offered for sale with no onward chain.

## ACCOMMODATION

To the front elevation is a double glazed door which leads into the entrance hallway where you will find a handy downstairs cloakroom, storage cupboard and doors to the principle rooms. The sitting room enjoys a dual aspect with double door which provides access to the sizeable conservatory. This serves as a multipurpose room, built of brick elevations with a upvc double glazed frame, radiator, wall lighting and doors out to the garden. Likewise, the spacious kitchen also has a door at the rear, and a good range of units and storage. The freestanding cooker and dishwasher are included within the guide price. To the first floor are three bedrooms, including an en suite shower room to the master and family bathroom.

## OUTSIDE

Situation on a corner plot the owner has really made the most of the additional space by creating superb low maintenance gardens to both the front and the rear. Gated side access runs between the garage and house and leads to a lovely enclosed landscaped garden with brick paving, raised stone herbaceous borders and a rockery, featuring wildlife pond. The garage and driveway are just to the left of the main house and ajoins the gardens.

## SITUATION

Swain Close is a small cul de sac of mainly detached properties situated on the Eastern outskirts of the town. There is a nearby play park and footpath leading into the town. 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 electric, gas, water and drainage.  
Broadband : Ultrafast available  
Mobile Network Coverage : Limited indoors, likely outdoors  
Source - Ofcom.org.uk

## LOCAL AUTHORITY

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

## MATERIAL INFORMATION

The properties' location is in flood zone 1, an area with a low probability of flooding.



# Swain Close, Axminster

Approximate Area = 968 sq ft / 89.9 sq m

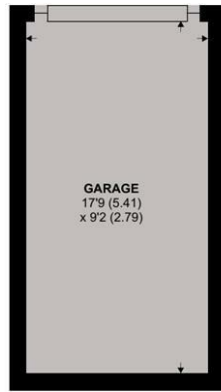
Garage = 163 sq ft / 15.1 sq m

Total = 1131 sq ft / 105 sq m

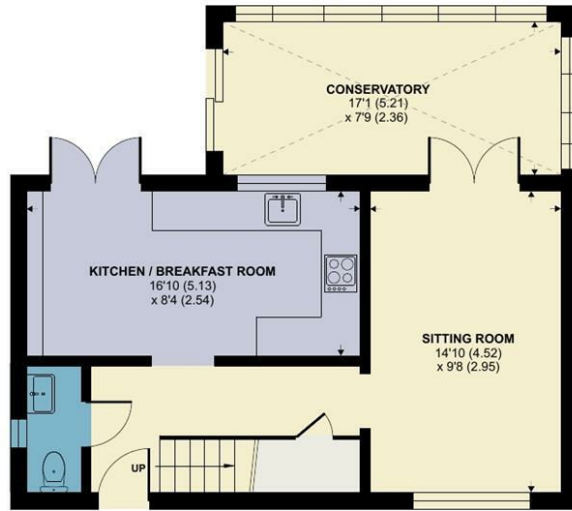
For identification only - Not to scale



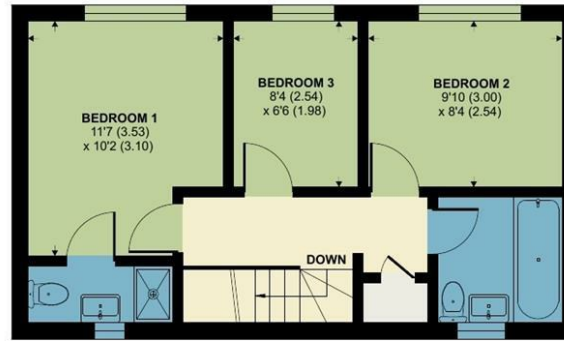
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	
		EU Directive 2002/91/EC	



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1234749



Axm/RS/16.1.25



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