



Symonds
& Sampson

15 Mitchell Gardens
Axminster, Devon

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Axminster

Devon

EX13 5FG

A superbly presented three bedroom modern home ideally placed for Axminster town and the train station. Excellent standard of specification, high energy efficiency rating (B) and no onward chain.



- Large open plan kitchen/living room
- Quartz worktop & integrated appliances
- Under floor heating to the ground floor
- Downlighters to reception rooms & bathrooms
 - Stylish modern bathrooms
 - Low maintenance garden
 - Covered parking

Guide Price £275,000

Freehold

Axminster Sales

01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

15 Mitchell Gardens is a delightful modern terraced home set close to the heart of Axminster town and was completed in 2019 by local builders. Unlike many modern build properties in this price range the developer really went to town with many upgraded fixtures and fittings. These include internal oak doors, a full range of integrated appliances, quartz work surfacing and fully tiled bathrooms to name just a few. Viewing is considered essential to appreciate the quality and space on offer.

ACCOMMODATION

To the front elevation is a composite door which opens into a tiled entrance hallway where you will find a useful storage cupboard, downstairs cloakroom and staircase rising to the first floor accommodation. The tiled flooring continues through to a well designed open plan reception space which has been divided into a dedicated living area and kitchen. The kitchen is beautifully presented with two tone contrasting kitchen units with quartz work surfacing and a full range of integrated appliances, mostly Neff. There is ample space for a dining table and a generous reception area with double doors leading out to the garden. This room enjoys a light airy dual aspect. The ground floor has the added benefit of underflooring heating. To the first floor is a long landing which runs along the rear elevation with access to the loft space and linen cupboard. There are three good sized bedrooms, two with built in wardrobes and a smart fully tiled family bathroom with floor to ceiling tiling and contemporary white suite. The master bedroom features a Juliet balcony and en-suite shower room finished to the same exacting standards as the bathroom.

OUTSIDE

To the side of the main accommodation is a covered carport with gated access through to a fully enclosed rear garden. This space has been designed for ease of maintenance and is laid to stone chippings with a decked seating area and outside light. In addition to the carport, the property benefits from a further allocated parking space nearby.

SITUATION

Mitchell Gardens is a small development of modern properties set off West Close. There is good pedestrian and vehicular access out onto West Street along with a pedestrian footpath which joins up with Musbury Road. The town's main facilities and railway station are all within walking distance. The town of 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, schools, as well as churches, cafes and restaurants. There is a market held every Thursday in Trinity Square which offers a wide selection of local produce.

DIRECTIONS

What3words

///booms.cluttered.decantered

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

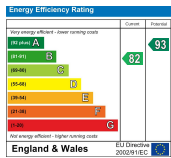
MATERIAL INFORMATION

An outline application for the erection of 10 no. dwellings and associated access, parking and bin cycle store (matter of landscaping reserved) was approved in 2018 on the land to the north of 15 Mitchell Gardens (Co-op carpark) 18/1681/MOUT. In 2022 an application for reserved matters was applied for and is awaiting a decision 22/0268/MRES.

The property is located in flood zone 3, an area with a high probability of flooding. We have been advised by the sellers that the property has not suffered from any ingress of water during their ownership from new and that their buildings insurance is not subject to an excessive premium or high excess.

Each property forms part of the Mitchell Gardens Management Company (managed by the residents) which oversees the communal green space within the development. This year's charge was £120 and was paid in full at the start of 2025.

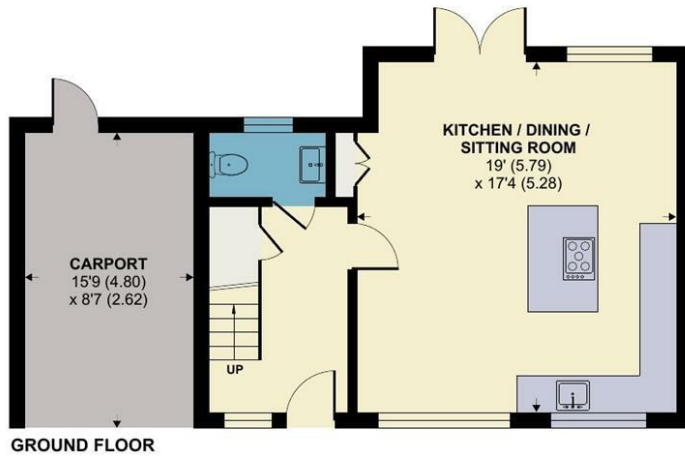




Mitchell Gardens, Axminster

Approximate Area = 982 sq ft / 91.2 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1173297



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01297 33122

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



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