

# 12 Heals Field Axminster Devon EX13 5HT

A two double bedroom, mid terraced ex local authority home which was built in the 70's and comes to the market with NO ONWARD CHAIN.



- Mid Terraced House
  - Rear Garden
- Two double Bedrooms
  - No Onward Chain

# Guide Price £175,000 Freehold

Axminster Sales 01297 33122 axminster@symondsandsampson.co.uk







#### THE PROPERTY

This good-sized two bedroomed ex-local authority house built in the 1970's and offers excellent value in a convenient location, just a short drive from the small market town of Axminster. The property has gas central heating, double glazing, and a decent sized rear garden, and is now in need of refreshment, refurbishment, and modernisation

#### ACCOMMODATION

The accommodation opens through an entrance porch into the hallway, having stairs rising to the first floor landing. The lounge is located to the front of the property with the kitchen and dining room located to the rear. The kitchen has space and plumbing for a washing machine or a dishwasher and space for a gas cooker. Double glazed window overlooking into your rear garden. The first floor landing has access to two double bedrooms, a shower room restaurants. to the rear, separate WC to the front aspect. A good size storage cupboard over the stairs, airing cupboard and access to loft space.

#### OUTSIDE

Access into the rear garden is via the dining room, leading to a paved/seating area.

# LOCAL AUTHORITY

Fast Devon District Council, Honiton, Devon, Council Tax Band B

### SITUATION

Heals Field is located on the outer edge of the town. Comprises of houses and bungalows built in the 1970's and less than a mile from the town centre of Axminster. The market 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

#### SERVICES

Mains Electricity, Gas, Water & Drainage.

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

#### DIRECTIONS

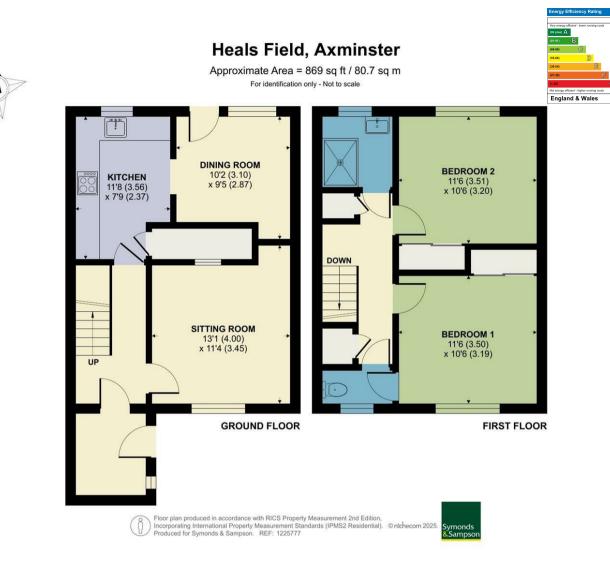
What3Words https://w3w.co/brochure.drama.calculate

# MATERIAL FACTS

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

2. To the rear of the property is an access path, beyond which is a lawned garden with a timber shed. This area is not part of the Title and any purchaser should seek independent advice from their Solicitor.







8/



Axm/VH/24.2.25





www. the londonoffice.co.uk 40 ST JAMES'S PLACE SW1

#### 01297 33122

axminster@symondsandsampson.co.uk Symonds & Sampson LLP , Trinity Square, Axminster, Devon EX13 5AW Symonds &Sampson Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT