

Symonds
& Sampson



12 Heals Field
Axminster, Devon

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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
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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 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

East 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 restaurants.

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.





Heals Field, Axminster

Approximate Area = 869 sq ft / 80.7 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 2025. Produced for Symonds & Sampson. REF: 1225777



Energy Efficiency Rating		
How energy efficient - lower running costs	Current	Potential
92-100 A		84
81-91 B		
69-80 C		
55-68 D	48	
49-54 E		
41-48 F		
35-40 G		
1-34 Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Axm/VH/24.2.25



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