84 Dukes Way

Symonds <mark>&</mark>Sampson

Axminster, Devon

84 Dukes Way

Axminster Devon EX13 5FL

A three-bedroom town house located on the favoured south side of the small market town of Axminster. The property comes to the market with an enclosed rear garden and parking.

↓ 3 **↓** 2 **↓** 1

- Mid Terraced Town House
 - Conservatory
 - Cloakroom
 - Enclosed Rear Garden
 - Allocated parking

Guide Price £280,000 Freehold

Axminster Sales 01297 33122 axminster@symondsandsampson.co.uk







THE PROPERTY

Built by renowned local developers Betterment Homes in 2015 this impressive three storey residence offers ample space for a growing family and provides off road parking and views over the town towards open countryside.

ACCOMMODATION

To the ground floor is a spacious entrance hall that also incorporates a downstairs cloakroom and a useful understairs area. To the front elevation is the kitchen which has been fitted with a good range of wall and base units with contrasting work surfacing and splashback tiling. Built in oven, cooker hood and extractor fan are all included within the sale price. The sitting room is located to the rear elevation with French doors opening out into the conservatory and garden. Two double bedrooms and a family bathroom are located to the first floor, while a staircase rises to a generous second floor dual aspect master bedroom which also includes an en-suite shower room. Of particular note are the pleasant views across Axminster and the surrounding countryside that can be seen from the front elevation. The property is fully double glazed and includes gas fired central heating.

OUTSIDE

The low maintenance, rear garden has a pathway which has a gated access to the parking area where the property has the benefit of an allocated parking space.

LOCAL AUTHORITY

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

DUKES WAY

Dukes Way is a well-regarded development of modern properties situated less than a mile away from Axminster train station and the town centre. This particular property is situated towards the far edge of the development. The East Devon market town of Axminster includes a variety of retailers, two supermarkets, schools, churches and rail station on the Exeter to Waterloo line. Country walks are close by. Axminster is a country town on the Eastern fringes of Devon, close to the border with Dorset. The beautiful Axe Valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles.

SERVICES

Mains Electricity, Gas, Water & Drainage. Broadband : Ultrafast available. Mobile Network Coverage : Likely outside. Limited inside.

DIRECTIONS

What3words //promotes.adjuster.florists

EDUCATION

Primary schooling at Axminster. Good state secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Chard School, Perrott Hill at Crewkerne, the Exeter and Taunton Schools.

AGENT'S NOTES

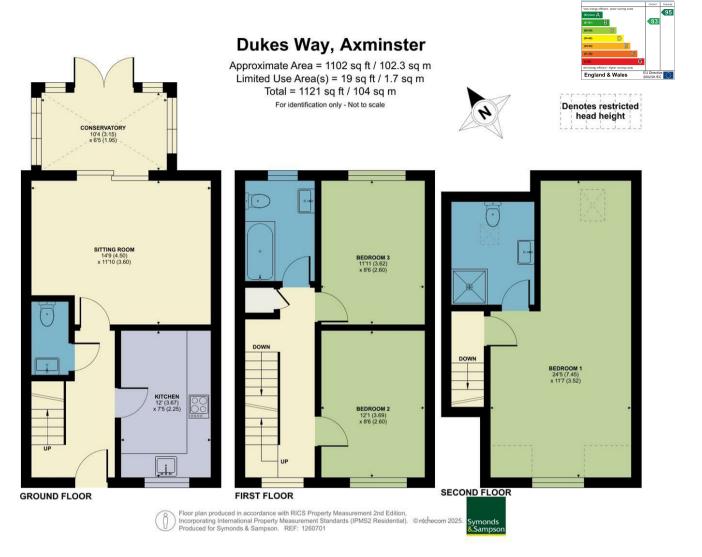
1. The property is located within Flood Zone 1, an area with a low probability of flooding.

2. A management company has been set up to maintain the public open spaces.











Axm/ACR/12.3.25





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 facilite.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