



Symonds
& Sampson

84 Dukes Way

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.



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

Guide Price £280,000
Freehold

Axminster Sales
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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.



Dukes Way, Axminster

Approximate Area = 1102 sq ft / 102.3 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 1121 sq ft / 104 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
<div> <div></div> <div> <div>Very energy efficient - lower running costs</div> <div>A</div> </div> </div>	95
<div> <div></div> <div> <div>Energy efficient - lower running costs</div> <div>B</div> </div> </div>	83
<div> <div></div> <div> <div>Decent energy efficiency - lower running costs</div> <div>C</div> </div> </div>	
<div> <div></div> <div> <div>Below average energy efficiency - higher running costs</div> <div>D</div> </div> </div>	
<div> <div></div> <div> <div>Energy inefficient - higher running costs</div> <div>E</div> </div> </div>	
<div> <div></div> <div> <div>Very energy inefficient - higher running costs</div> <div>F</div> </div> </div>	
<div> <div></div> <div> <div>Very energy inefficient - higher running costs</div> <div>G</div> </div> </div>	
England & Wales EU Directive 2002/91/EC	



Denotes restricted head height



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: 1260701



Axm/ACR/12.3.25



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