

Symonds
& Sampson

15 Three Acre Close
Axminster, Devon

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Axminster
Devon EX13 5GJ

A superb mid terraced family home with adjacent garage
and enclosed rear garden.

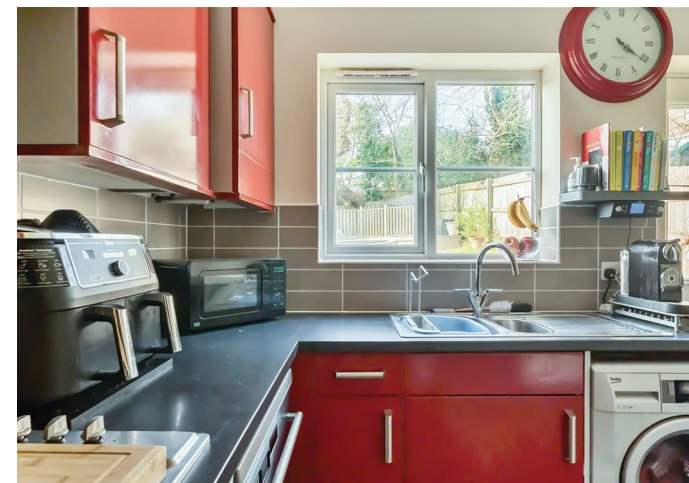


- Cloakroom
- Enclosed rear garden
- Timber childs playhouse included
- Garage & parking

Guide Price £249,950

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A Charming 3-bedroom house with a spacious garden, located in a popular neighbourhood. This property offers a wonderful opportunity to live in a popular Cul-De-Sac which has convenient access to local schools and amenities. Constructed in 2014 by well-known builder, Wainhomes, this family home is built of brick elevations under a tiled roof. The property has been under the same ownership since its construction.

ACCOMMODATION

The property features an entrance hall with a staircase leading to the first-floor accommodation and has the benefit of a downstairs cloakroom located to the rear of the property. The sitting room offers plenty of natural light with the current kitchen having been upgraded with additional units and integrated appliances to include oven, hob, and cooker hood with door leading out to the garden. With three bedrooms upstairs, this property is perfect for families looking for a comfortable home that they can grow in which has been fully fitted with modern UPVC double glazing, mains wired smoke alarms and extensive gas fired central heating.

OUTSIDE

The rear garden is wonderful for a growing family. It is laid to lawn with an area of decking which is ideal for relaxing or

entertaining guests and includes an insulated and clad child's timber playhouse which has a climbing wall and rubber matting. A pedestrian door leads into the garage, which has light and power.

LOCAL AUTHORITY

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

SITUATION

Three Acre Close is part of a modern housing development located less than a mile from the town centre of Axminster. This particular property is located within a cul de sac close to the edge of the estate. 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: Limited indoors, likely outdoors.

Source- Ofcom.org

DIRECTIONS

What3words: <https://w3w.co/deal.prettiest.sticks>

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.

MATERIAL INFORMATION

The property sits in a Flood Zone 1, an area with a low probability of flooding.

Planning permission has been granted for 29 dwellings to the East Side of the development.

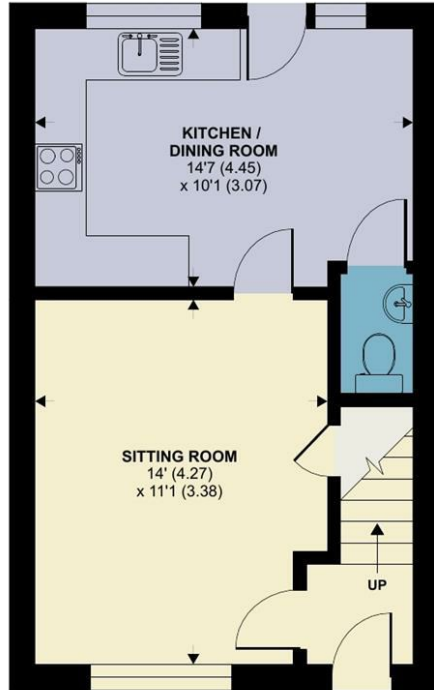


Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A++	A		90
A+	B		
A	C	77	
B+	D		
B	E		
B-	F		
C	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

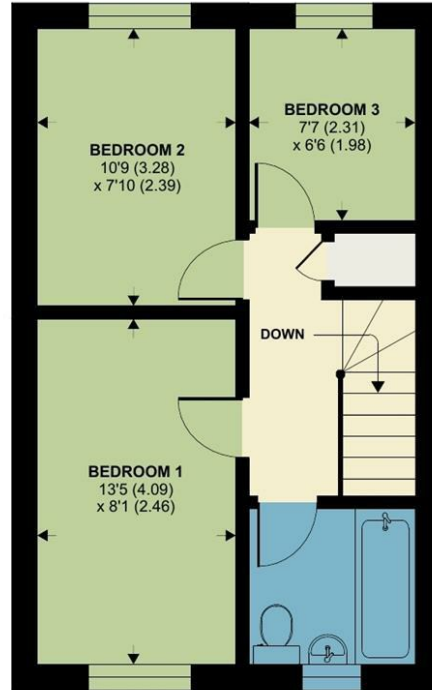
Three Acre Close, Axminster

Approximate Area = 879 sq ft / 81.6 sq m (includes garage)

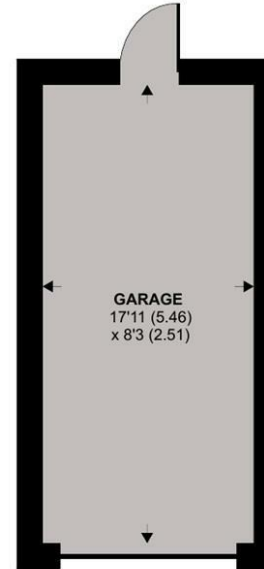
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1264087



Axm/AC/27.3.25



01297 33122

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



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