

Symonds  
& Sampson

15 Cloakham Drive

Axminster, Devon



# 15 Cloakham Drive

Axminster  
Devon EX13 5GT

A superbly presented modern two double bedroom property with the benefit of no onward chain, a garage and parking space.



- Well placed for local schools
- Excellent condition throughout
- Low maintenance gardens
- Gas fired central heating
  - Fitted wardrobes
- Garage and parking
- No onward chain

Guide Price £225,000

Freehold

Axminster Sales  
01297 33122  
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## THE PROPERTY

Completed by Bovis Homes in 2016, this stylish modern property is ideally placed for Axminster town and the nearby schools. This impressive modern home is offered to the market in excellent decorative order throughout as well as benefitting from modern fixtures and fittings.

## ACCOMMODATION

There is a small entrance hall with cloakroom, whilst the main reception space consists of a large open plan living/kitchen/dining space. There is a well formed kitchen to the front elevation, featuring a range of integrated appliances and cream fronted units. The living area has double doors leading out to the garden and space for a dining table. From the living area stairs lead up to the first floor accommodation. Two double bedrooms are located to either side of the landing with a smart bathroom featuring a double width shower enclosure and extensive tiling. Both bedrooms include fitted wardrobes. The property includes the remaining balance of the NHBC warranty as well as a high energy efficiency rating and modern fixtures and fittings throughout.

## OUTSIDE

To the front of the property is a low maintenance garden. The rear garden features a raised decked seating area with

steps down to an area of artificial lawn and garden shed. Gated reach access which leads out to the garage and allocated parking space.

## SITUATION

Cloakham Drive is part of a new modern housing development 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.

## DIRECTIONS

What3Words  
///senses.sundial.saints

## SERVICES

All mains services connected.  
Broadband- Ultrafast available.  
Mobile Network Coverage - Likely outside. Limited inside.

## LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ  
Council Tax Band B.

## MATERIAL INFORMATION

1. The property is located in flood zone 1, an area with a low probability of flooding.
2. There is an annual estates and management charge for the upkeep of the communal areas within the development which is currently £113, payable twice yearly.
3. The garage is situated under the coach house behind the garden. The owner of 15 Cloakham Drive is required to make a small contribution towards the building insurance of the coach house and garages, however, no requests for payment have been made to the current vendors.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (94-100)	82	100
B (81-93)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



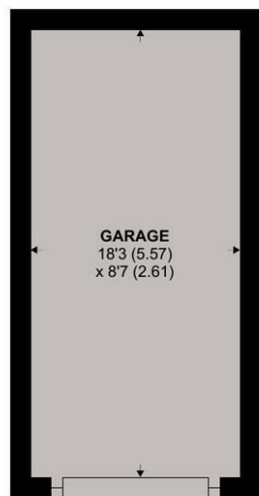
## Cloakham Drive, Axminster

Approximate Area = 676 sq ft / 62.8 sq m

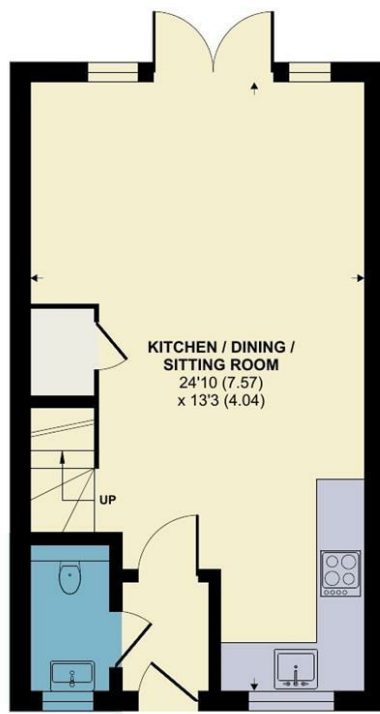
Garage = 156 sq ft / 14.4 sq m

Total = 832 sq ft / 77.2 sq m

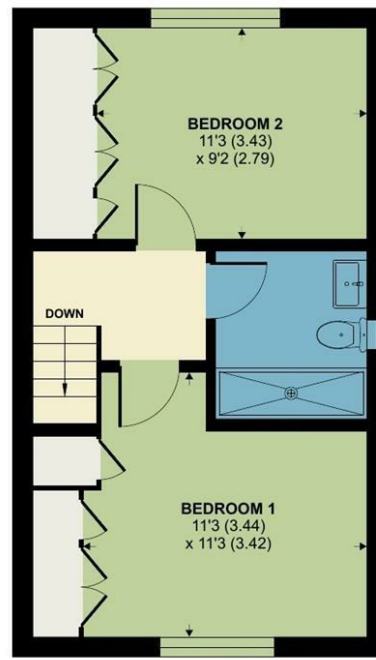
For identification only - Not to scale



**GARAGE**



**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: 1269557



Axm/RIS/31.3.25



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