



Symonds
& Sampson

111 Dukes Way

Axminster, Devon

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Axminster
Devon EX13 5FN

A two-bedroom 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.



- End Terraced House
 - Cloakroom
- Enclosed Rear Garden
 - Allocated parking

Guide Price £239,950

Freehold

Axminster Sales
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THE PROPERTY

Built by renowned local developers Betterment Homes in 2017 this charming end-terraced house is a perfect opportunity for first-time buyers or families looking to settle in this popular area of Axminster.

ACCOMMODATION

The ground floor of this property is thoughtfully laid out to offer both functionality and comfort. The lounge provides a welcoming relaxing space whilst the kitchen offers storage and workspace, with room for freestanding appliances. Adjacent to the kitchen is the cloakroom. Upstairs, you will find two double bedrooms, both offering plenty of space for furniture and storage. The floor is completed by a well-appointed bathroom, featuring all the necessary amenities for everyday convenience.

OUTSIDE

The rear garden features a full patio area with raised shrub borders. Steps lead up to a gated rear access to a private parking space set within a courtyard setting.

LOCAL AUTHORITY

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

SITUATION

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
Mobile Network Coverage
Source - ofcom.org

DIRECTIONS

What3words
<https://w3w.co/zaps.specifies.leaps>

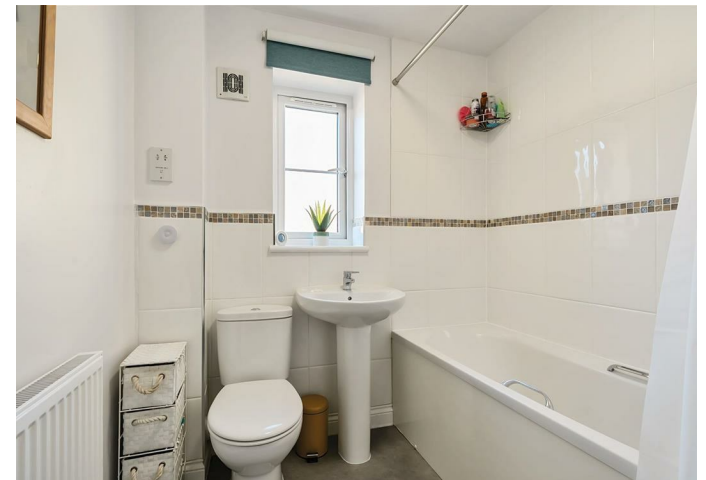
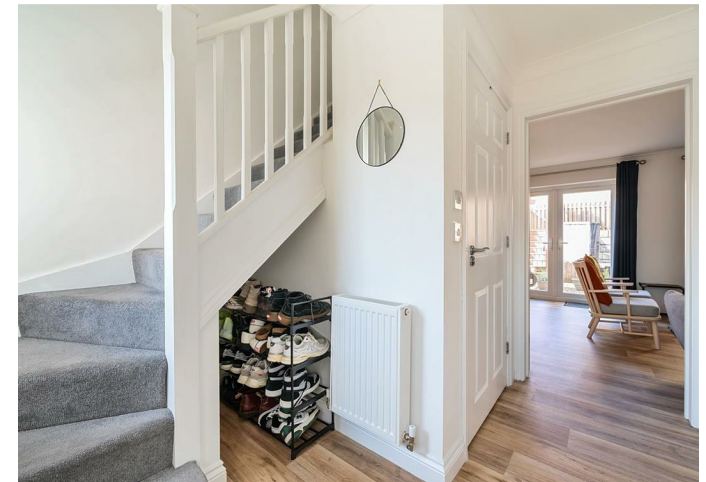
EDUCATION

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.



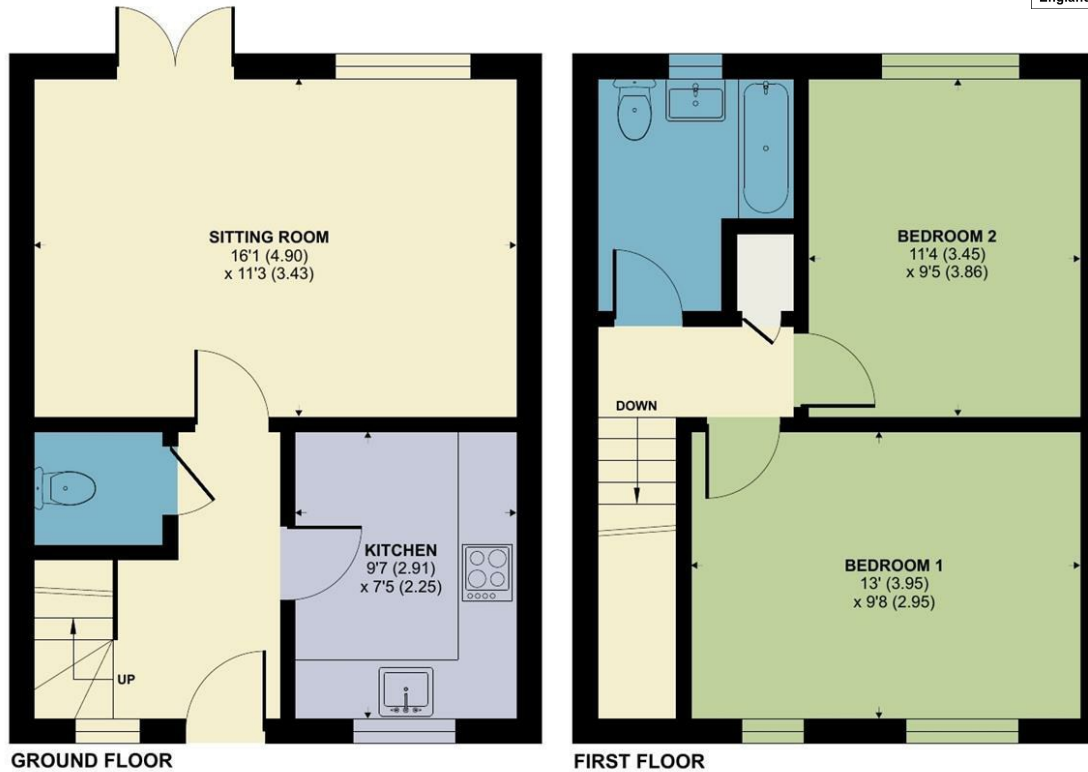


Dukes Way, Axminster

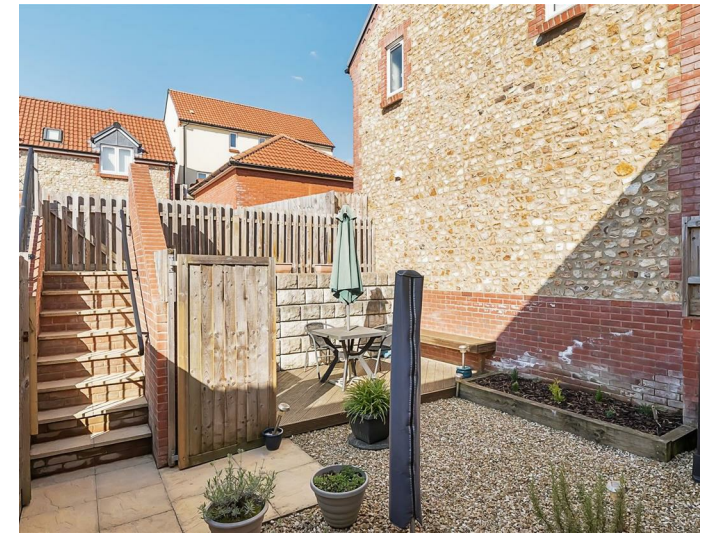
Approximate Area = 684 sq ft / 63.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		95
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: 1270209



Axm/ACR/4.4.25



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