

Symonds
& Sampson

62 Flax Meadow Lane
Axminster, Devon

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Axminster
Devon EX13 5FJ

A very well presented three storey family home with conservatory, adjoining garage and parking for two vehicles.



- Built by Wain Homes
- Four double bedrooms
- Large family bathroom
- Two further bathrooms
- Good sized corner plot
- Close to local schools
 - Garage & parking
 - No onward chain

Guide Price £365,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Built in 2011 this attractive three storey, double fronted residence offers ample space for a growing family. The well-proportioned accommodation is presented in excellent decorative condition throughout and benefits from good quality fixtures and fittings.

ACCOMMODATION

The property is entered via a double-glazed front door that opens into the entrance hall with staircase rising to the first and second floor accommodation with a bathroom/shower room on both levels. The sitting room is of a good size and enjoys a dual aspect with double doors leading out to the garden. The kitchen/dining room features a range of cream fronted appliances with wood effect work surfacing and a selection of integrated appliances. There is a modern double-glazed conservatory with underfloor heating, and useful downstairs cloakroom. To the first floor are two bedrooms and the family bathroom which includes a spacious modern white bathroom suite. The master bedroom features an en suite shower room. Two further double bedrooms are located on the second floor along with a shower room. The property is fully double glazed and includes gas fired central heating and mains wired smoke detectors to all floors.

OUTSIDE

To the front of the property is a selection of established shrubs with garage, and parking for two vehicles. The rear garden is well enclosed and features a level area of lawned garden, patio seating area and a larger paved section of wall garden to the western elevation. Gated side access and garden shed.

SITUATION

Flax Meadow forms part of a modern housing development approximately one mile from the town centre of Axminster. The property is ideally placed with both primary and secondary schooling within walking distance. 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. There is a well supported produce market every Thursday in Trinity Square.

DIRECTIONS

What3words
///lingering.robres.treating

SERVICES

All mains services connected
Broadband :Ultrafast fibre available
Mobile Network Coverage :Limited indoors, likely outdoors. Source- Ofcom.org

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band D

MATERIAL INFORMATION

The property is in flood zone 1, an area with a low probability of flooding. The development is subject to the section 106 discharge where a management agent will be appointed and a yearly maintenance fee for the development will become payable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	86
		EU Directive 2002/91/EC	



Denotes restricted head height

Flax Meadow Lane, Axminster

Approximate Area = 1351 sq ft / 125.5 sq m

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

Garage = 152 sq ft / 14.1 sq m

Total = 1522 sq ft / 141.3 sq m

For identification only - Not to scale



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: 1265083



Axm/RIS/2.4.25



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