

Symonds
& Sampson

29 Castle Hill
Axminster, Devon

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Axminster
Devon EX13 5PY

A three-bedroom house located only a short distance from the town centre with the benefit of NO ONWARD CHAIN.



- End of terrace
- Ground floor bathroom
- Enclosed rear garden
 - Off road parking
- Garage & two sheds
- No onward chain

Guide Price £270,000

Freehold

Axminster Sales
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THE PROPERTY

An end of terrace home built at the beginning of the 20th century and coming to the market for the very first time having been in the same family since its construction. The property has the benefit of double-glazed windows, gas central heating, off road parking, a useful loft space and NO ONWARD CHAIN.

ACCOMMODATION

This traditionally constructed period home is welcomed to the market with the added benefit of no onward chain. The property has been much improved over the years with double glazed windows, gas central heating and off-road parking with a car port added. From the pavement access leads up to the front elevation and a double-glazed uPVC door continues through to the entrance hallway which has an understairs cupboard, and a door leading out to the parking and rear garden. The bathroom is located on the ground floor and is fitted with a low-level W/C, wash hand basin and panel bath with shower over. The kitchen is located to the rear elevation and overlooks the garden and is fitted with a good range of wall and base units, has space and plumbing for a washing machine and dishwasher, space for an oven and space for further appliances. The sitting room is located to the front elevation and has a gas fire fitted. To the first floor is a large main bedroom with additional toilet, hand basin and fitted wardrobes, a double

bedroom and a smaller bedroom which would be ideal for a child or could be used as an office. The loft is accessed via a loft ladder and has been used as additional accommodation by the previous owners in the past.

OUTSIDE

To the rear of the home through double gates, you are invited down the driveway through the carport towards the single garage. The garden is laid to lawn with flower beds to the side, and a pathway leading to two timber-built sheds.

LOCAL AUTHORITY

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

SITUATION

Castle Hill is ideally positioned for Axminster town centre and forms part of an individual street scene in one of the town's most historic areas. 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 is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter.

SERVICES

Mains Electricity, Gas, Water & Drainage.

Broadband: Ultrafast available

Mobile Coverage: Limited indoors, likely outdoors. Source-Ofcom.org

DIRECTIONS

<https://w3w.co/awesome.remind.prowl>

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 is at a very low risk from flooding from both surface waters and rivers & seas.



Energy Efficiency Rating		
Energy efficiency class	Current	Target
A		
B		
C		
D		
E		
F		
G		
England & Wales		
EU Directive 2002/91/EC		



Castle Hill, Axminster

Approximate Area = 842 sq ft / 78.2 sq

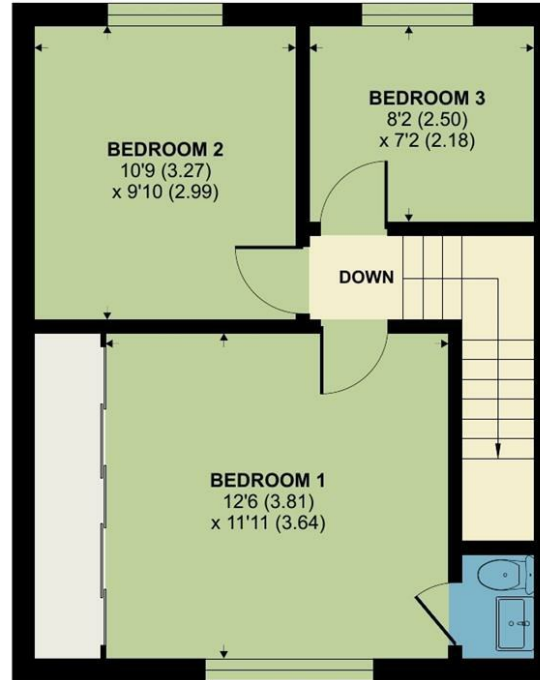
Garage = 149 sq ft / 13.8 sq m

Total = 991 sq ft / 92 sq m

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: 1282384



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