

Symonds
& Sampson



22 Willhayes Park
Axminster, Devon

22 Willhayes Park

Axminster
Devon EX13 5QW

A two-bedroom home situated in the popular Willhayes Park development in Axminster, benefitting from a good-sized corner plot and having the benefit of No Onward Chain



- End Terraced Town House
 - Conservatory
 - Cloakroom
- Enclosed Rear Garden
- Garage & Parking

Guide Price £195,000
Freehold

Axminster Sales
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THE PROPERTY

Located in the small market town of Axminster, this delightful end-terrace house on Willhayes Park offers a perfect blend of comfort and convenience. Built to celebrate Queen Elizabeth's Silver Jubilee in 1977, the property provides a spacious package that is ideal for both relaxation and entertaining. Viewings are highly recommended, and the positioning of the property is sure to be something that will capture viewers' attention.

ACCOMMODATION

Upon entering, you are welcomed into the hallway which leads into the kitchen and the lounge, providing ample space for family gatherings or quiet evenings in. The conservatory is a great feature, allowing natural light to flood the home and offering a great space to enjoy the surrounding area. The property also includes a convenient downstairs WC, enhancing its practicality for everyday living.

With two bedrooms and a bathroom, this home is perfect for small families, couples, or individuals seeking a peaceful retreat. The corner plot provides a generous outdoor space, ideal for gardening enthusiasts, BBQs or those who simply wish to enjoy the summer days.

OUTSIDE

The gardens offer a combination of lawn, patio area, a shed, two greenhouses and a vegetable patch that's primed for cultivation, making it a wonderful space for outdoor living. There is off road parking and a garage, en-bloc a few steps away from the property.

SITUATION

Situated in a most convenient position only a short distance from the centre of Axminster, the property is located on the edge of the Willhayes Park estate. 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, schooling and train station that is on the direct line to London Waterloo and Exeter.

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.

SERVICES

Mains Electricity, Gas, Water & Drainage.

Broadband : Superfast available

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL INFORMATION

Flood Risk from Rivers and Sea - High

Flood Risk from Surface Water - Very Low

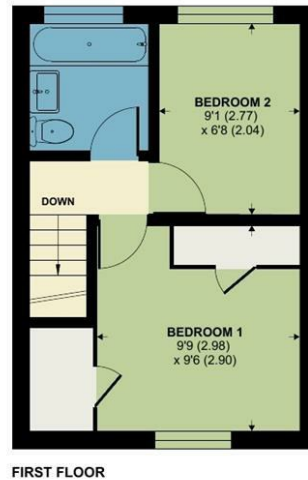
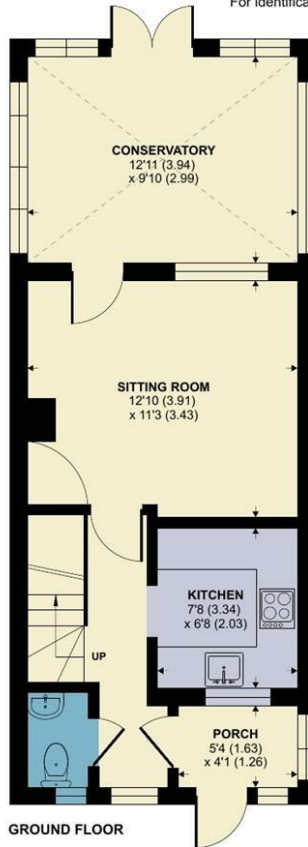




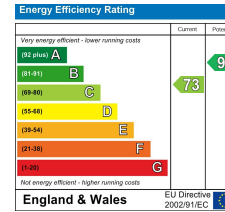
Willhayes Park, Axminster

Approximate Area = 693 sq ft / 64.3 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: 1282365



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