

Symonds  
& Sampson



# Mill View Gardens

Willhayes Park, Axminster, Devon



# 2 Mill View Gardens

Willhayes Park  
Axminster  
Devon EX13 5QW

Nestled within a select corner of Willhayes Park is a small development of three bungalows that were built in 2012, this substantial detached bungalow presents an exceptional opportunity for discerning homeowners.



- Detached bungalow
- Ensuite shower room
- Enclosed rear garden
- Off road parking & car port
  - No onward chain

Guide Price £460,000  
Freehold

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## THE PROPERTY

This three-bedroom detached bungalow offers a peaceful retreat, tucked away at the end of a no through road. The no onward chain status makes it an attractive option for a quick move, while its ample living space, well-maintained outdoor areas, and thoughtful layout ensure it is a perfect long-term home.

## ACCOMMODATION

Upon entering the home, you're welcomed into an entrance lobby which leads into the entrance hallway, providing a welcoming first impression. To the rear of the bungalow, you'll find the kitchen/diner, a well-equipped space perfect for meal preparation, which flows into the sitting room. This room is a standout feature of the home, generously sized and filled with natural light. Just set off the kitchen is a second reception room. This space could easily be adapted to suit a variety of needs whether as an additional dining area, a cozy reading nook, an occasional bedroom or a study. The main bedroom is located to the right-hand side of the property and has the benefit of an en-suite. The remaining two bedrooms have use of a family bathroom, providing ample facilities.

## OUTSIDE

Externally, the property continues to impress with ample parking to the front, ensuring plenty of space for multiple

vehicles. The front and rear gardens are both well-kept, with the rear garden in particular offering a good size that's perfect for outdoor entertaining, whether it's for barbecues, summer gatherings, or simply relaxing in the sun. Through double gates, a timber carport with a workshop connected provides additional practical space for tools, gardening equipment, or other storage needs.

## LOCAL AUTHORITY

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

## 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.

## SERVICES

Mains Electricity, Gas, Water & Drainage.  
Broadband  
Mobile Coverage

## DIRECTIONS

<https://w3w.co/rehearsed.rewarded.richly>

## 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

Flood Risk from Rivers & Sea – High, From Surface Water – Very Low







## Mill View Gardens, Willhayes Park, Axminster

Approximate Area = 1536 sq ft / 142.6 sq m

Outbuilding = 277 sq ft / 25.7 sq m

Total = 1813 sq ft / 168.3 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: 1282369



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			87
(81-91) <b>B</b>		79	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Axm/ACR/7.5.25



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