



Symonds  
& Sampson

# Latches

North Street, Axminster, Devon

# Latches

North Street

Axminster

Devon EX13 5QF

An impressive dual bay fronted property thought to have been built in the 1930's which has been completely modernised, beautifully maintained, and meticulously presented by the current owners.



- Impressive detached house
- Two En-suite shower rooms
  - Cloakroom
  - Enclosed garden
- Driveway, garage & workshop

Guide Price £650,000

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

An attractive and beautifully appointed family house, enjoying an established and convenient position only a short distance away from Axminster town centre. Understood to date back to the 1930's with recent additions, the house has been upgraded throughout by the current owners of nearly 40 years and is stylishly arranged offering well proportioned, light and flexible accommodation.

## ACCOMMODATION

Upon entering the home, you are welcomed into the entrance porch where you can sit and enjoy the afternoon Sun. The living room and dining room are flooded with natural light from the bay windows, and both have feature fires and double doors leading into the entrance hall. The modern kitchen is well equipped with ample space for informal dining, a breakfast bar and ample storage. Beyond there is a boot room, utility room, integral garage/workshop, a pantry, and large storage cupboard. A cloakroom completes the ground floor accommodation. To the first floor are four bedrooms, one of which would make a lovely study, with two bedrooms having en-suite facilities. There is also a family bathroom which services the remaining bedrooms.

## OUTSIDE

Externally, the property continues to impress with ample parking and hardstanding space for numerous vehicles at the rear of the house. To the front of the property is a paved terrace which steps down to the lawn with a delightful number of seasonal shrubs and plants in the borders. A timber summer house is well placed to sit and view the garden and far-reaching countryside views.

## LOCAL AUTHORITY

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

## SITUATION

The property is situated in a most convenient position only a few minutes' walk from the town's Minster and amenities. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well-supported country produce market held in Trinity Square every Thursday. 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 22 miles. Axminster train station that is on the direct line to London Waterloo to Exeter line.

## SERVICES

Mains Electricity, Gas, Water & Drainage.

## DIRECTIONS

<https://w3w.co/relax.when.lessening>

## 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 - Very Low, From Surface Water - Very Low



# North Street, Axminster

Approximate Area = 1967 sq ft / 182.7 sq m  
 Garage = 183 sq ft / 17 sq m  
 Outbuilding = 391 sq ft / 36.3 sq m  
 Total = 2541 sq ft / 236. sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		69	78
		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: 1285279



Axm/ACR/7.5.14



01297 33122

axminster@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 , Trinity Square,  
 Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT