



Symonds  
& Sampson

98 Flax Meadow Lane

Axminster, Devon



# 98 Flax Meadow Lane

Axminster  
Devon EX13 5FJ

An impressive four-bedroom link detached family home in a favoured location with a layout perfectly designed for modern family living and presented to an exceptional standard.



- Link detached three storey town house
  - Four bedrooms
  - Three bath/shower rooms
  - Twin garages (leasehold)
  - Enclosed rear garden

Guide Price £350,000

Freehold

Axminster Sales  
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## THE PROPERTY

Built in 2015 this attractive three storey stone 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 and upgraded 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 flooded with light due to three windows to the front and side aspects. The kitchen/dining room has been upgraded and is fitted with a wide selection of units and drawers with contrasting work surfacing and tiling over. A range of integrated appliances are also included. French doors lead out onto a fantastic, enclosed garden with seating areas. There is also a downstairs cloakroom. To the first floor are two bedrooms and the family bathroom which includes a 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 further shower room. The property is fully double glazed and includes gas fired central heating and mains wired smoke detectors to all floors.

## OUTSIDE

The property is accessed across a gravelled area, which could be used for parking, with a paved pathway leading to the garden. Attached to the side of the property, under a Coach House, are twin garages which are held on a 999 year lease from 2015, both with up and over doors and a pedestrian door which leads into the garden. The garden is laid mainly to lawn, is fully enclosed with a large, decked area which has been designed for privacy and entertainment.

## SERVICES

All mains services connected.  
Broadband : Ultrafast available.  
Mobile Network Coverage : Likely outside. Limited inside.

## EDUCATION

Primary schooling at Axminster. Good state secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School.

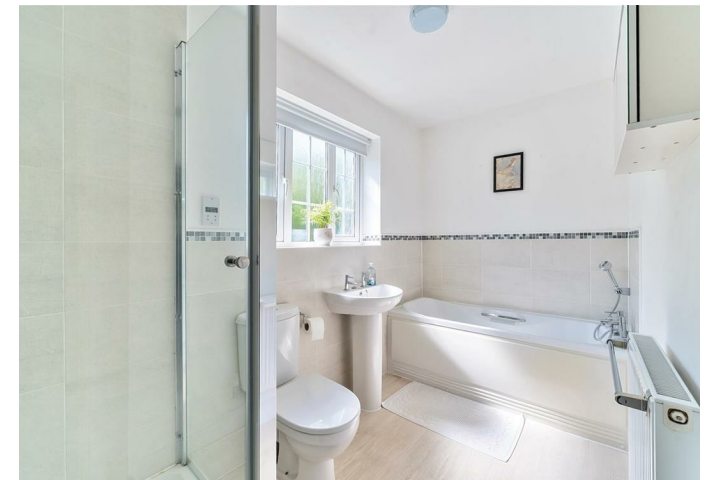
## LOCAL AUTHORITY

East Devon District Council. Tel : 01404 515616.  
Council Tax Band B.

## AGENTS NOTE

The garages are located under a coach house and are held on a 999 year lease from 2015.

The property is located in an area with a very low probability of flooding from surface water, rivers or sea.





# Flax Meadow Lane, Axminster

Approximate Area = 1290 sq ft / 119.8 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 1596 sq ft / 148.2 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Not energy efficient - lower running costs	
37-45 kWh/m²/yr A	
31-37 kWh/m²/yr B	
26-31 kWh/m²/yr C	
21-26 kWh/m²/yr D	
16-21 kWh/m²/yr E	
11-16 kWh/m²/yr F	
6-11 kWh/m²/yr G	
Not energy efficient - higher running costs	
Current	Potential
81	92

England & Wales EU Directive 2002/91/EC



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1040841



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