



Symonds  
& Sampson

6 Brunenburg Way

Axminster, Devon



6 Brunenburg Way  
Axminster  
Devon  
EX13 5RD

A detached three-bedroom house located in a favoured residential location, which is coming to the market for the first time since its construction in 1972.



- Detached House
- Cloakroom
- Enclosed rear garden
- Garage & off road parking
- No onward chain

Guide Price **£329,950**

Freehold

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



## THE PROPERTY

Coming to the market for the first time since its construction in 1972 is a three-bedroom chalet style property located on the favoured southern side of the town. The property has been well maintained but would now benefit from upgrading & updating.

## ACCOMMODATION

Whilst in need of general updating, the house provides sizable accommodation laid out over two floors with the ground floor comprising entrance hall with access to the garage and cloakroom. The L shaped sitting and dining room is generous in size and enjoys a south-facing picture window to the front and sliding doors leading into the rear garden. The kitchen leads from the dining area and is fitted with a range of fitted units, with space for white goods and also includes a pantry and door which leads into the garden. The landing provides access to three bedrooms, two of which are doubles, along with the main family bathroom.

## OUTSIDE

The rear garden is laid mainly to lawn and bordered with a good variety of established shrubs and plants. A patio is located leading from the property and offers a great position from which to enjoy the garden and views beyond. To the front of the property there is a lawned garden with a driveway providing parking for several cars.

## LOCAL AUTHORITY

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.  
Tel : 01404 515616 Council Tax Band D.

## SITUATION

Brunenburg Way is located on the southern outskirts of Axminster, yet only one mile distance from the town centre. 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: Likely outside. Limited inside, although the vendors have good coverage on both EE and 3 networks. Source- Ofcom.org

## DIRECTIONS

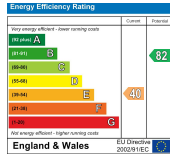
<https://w3w.co/ideals.pens.buying>

## MATERIAL INFORMATION

The property is at very low risk of flooding from both surface water & rivers and seas. Source- Gov.uk  
The boiler runs an original warm air heating system and would benefit from replacement. This has been factored into the guide price.







## Brunenburg Way, Axminster

Approximate Area = 1130 sq ft / 104.9 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Garage = 141 sq ft / 13 sq m

Total = 1283 sq ft / 119 sq m

For identification only - Not to scale

Denotes restricted  
head height



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: 1297350



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01297 33122

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



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