



Symonds
& Sampson

The Beeches

Harcombe Road, Axminster, Devon

The Beeches

Harcombe Road
Axminster
Devon EX13 5TB

An executive style 4 bedroom detached modern house with double garage occupying a corner plot set among similar high calibre homes



- Modern executive four bedroom house
 - Corner plot in cul-de-sac
 - Oil central heating system
 - UPVC double glazing to most openings
- Relatively level site with ample parking and double garage
- Numerous reception rooms and a conservatory

Guide Price **£675,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

The property is a modern detached house built approximately 20 years ago by a well-respected local builder and forms part of an exclusive development of 10 detached houses and bungalows all set in unusually large plots.

ACCOMMODATION

The Beeches comprises an attractive modern four bedroom detached house built principally of a brick construction under a tiled roof. Originally built circa 2004 and purchased at that time by the current vendor who has created attractive gardens incorporating patio areas and a wealth of mature plants and shrubs.

On entering the property you are greeted by a spacious and impressive entrance hall with turned staircase incorporating a galleried landing and large picture window. There is a modern kitchen with numerous integrated appliances alongside 3 principal reception rooms, a conservatory, a useful utility area and cloakroom. On the first floor are four bedrooms with an ensuite facility to the principal, together with a family bathroom. Other benefits include an oil fired central heating system and Upvc double glazed units to most openings.

AGENT'S NOTE:

An inspection is highly recommended to appreciate the approach and the executive style cul-de-sac of similar high calibre homes.

SITUATION

The property is situated on the favoured Raymonds Hill area less than 3 miles from Axminster town centre. There is a nearby post office/stores and Public Inn. The famous Jurassic coastline of Lyme Regis (4 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with a cinema, a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Axminster is a country town on the Eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including two Supermarkets; plus schools, churches and a main line railway station on the Exeter to Waterloo line.

OUTSIDE

The property is approached by a tarmac driveway through timber gates providing ample parking leading to the double garage with twin up and over doors, (one electricity operated). Oil boiler. The house sits in a relatively level site with the majority of garden lying to the side and rear of which enjoys a westerly aspect majority of which is boarded by mature beech hedging. There is a paved patio and ornamental pond.

SERVICES

Mains electric, water & drainage.

Mobile Coverage: Limited indoors, likely outdoors

Broadband: Ultrafast available. Source- Ofcom.org

LOCAL AUTHORITY

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

MATERIAL INFORMATION

The property is at very low risk of flooding from both rivers & seas and surface water. Source- Ofcom.org



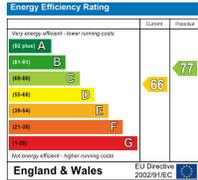
Harcombe Road, Axminster

Approximate Area = 1698 sq ft / 157.7 sq m

Garage = 334 sq ft / 31 sq m

Total = 2032 sq ft / 188.7 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: 1298529



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