

Symonds
& Sampson

28 Flax Meadow Lane

Axminster, Devon

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Axminster
Devon EX13 5FJ

A very pretty Coach House located on the popular Wainhomes estate in the small market town of Axminster. The property comes to the market with an enclosed rear garden and garage.



- End Terraced Coach House
 - Cloakroom
- Jack and Jill Bathroom
- Enclosed Rear Garden
- Garage/Workshop

Guide Price £210,000

Freehold

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THE PROPERTY

A desirable two-bedroom coach house with accommodation set over two floors and the added benefit of your own private garden and a garage.

ACCOMMODATION

This attractive coach house was constructed by Wainhomes in 2010 and is built of stone fronted elevations under a tiled roof with double glazed windows, mains wired smoke alarms and a gas fired central heating system. This particular style of coach house is unusual in its design with the living accommodation being set over two floors. On entering the property, you are greeted with a spacious entrance hall with a staircase rising to the first floor. On the ground floor is the second bedroom that features a storage cupboard and double doors that open out onto the garden. There is also a useful downstairs cloakroom. To the first floor is a large open plan main reception room that has a fitted kitchen with ample wall and base units, built in oven and hob with space for a fridge freezer. This room is exceptionally light and airy with windows to three aspects. The master bedroom is well proportioned and has an adjoining Jack and Jill bathroom that can be accessed from either the bedroom or inner hallway.

OUTSIDE

The garden benefits from a seating area, one on an

elevated patio, and the other beneath the staircase, which leads onto the lawn. There is useful undercroft storage, with power and light, and an outside tap. Maximum use has been made of the available area, to provide a practical and enjoyable space.

SITUATION

The property is situated on Flax Meadow Lane and is part of a modern housing development less than a mile from the town centre of Axminster. The market town of 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; schools, as well as churches, cafes and restaurants

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.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Broadband - Ultrafast available.
Mobile Network Coverage - Likely outside. Limited inside.
Source : Ofcom.org.uk

DIRECTIONS

What3words: <https://w3w.co/venues.fruits.outlines>

LOCAL AUTHORITY

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

MATERIAL INFORMATION

1. The property is at a very low risk of flooding from surface water run off, rivers & seas.
2. A management company has been set up to maintain the public open spaces.
3. The garage is held on a 999 year lease, commencing 2009
4. The second garage is leased on a peppercorn rent for a neighbouring property.





Flax Meadow Lane, Axminster

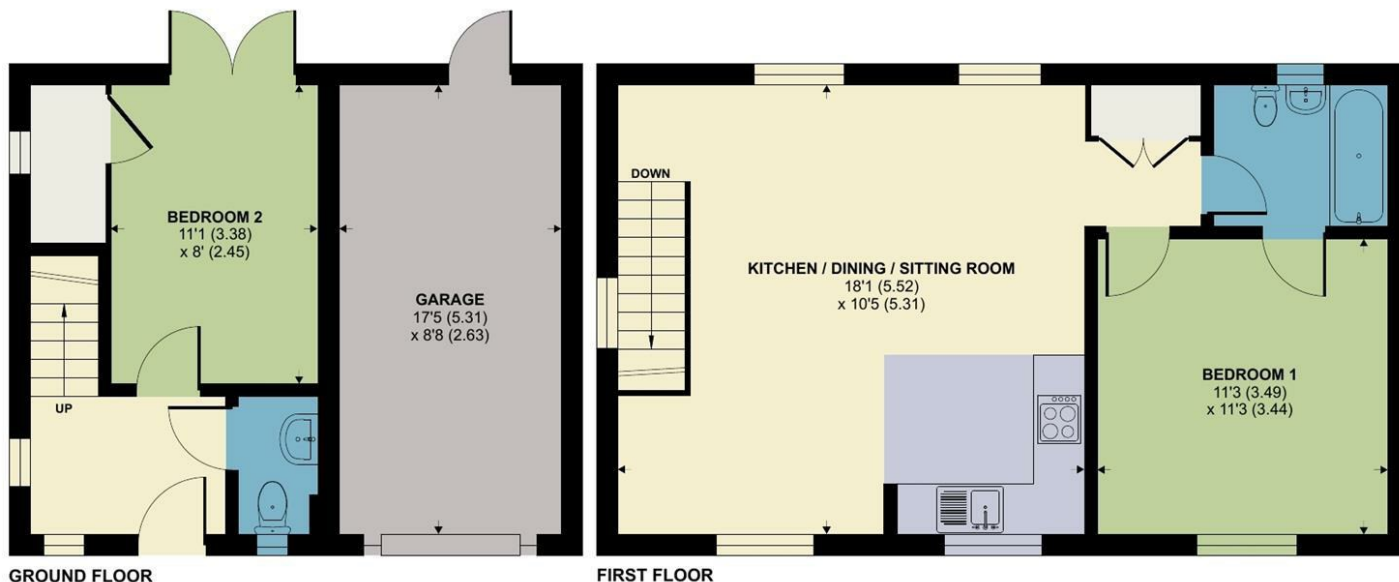
Approximate Area = 714 sq ft / 66.3 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 864 sq ft / 80.2 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) 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 | | |
| 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: 1276244



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