



Symonds  
& Sampson

14 Lea Combe  
Axminster, Devon



# 14 Lea Combe

Axminster  
Devon EX13 5LJ

A beautifully modernised two double bedroom chalet-style property set in an established residential area, close to Axminster town with a garage and driveway. No onward chain.

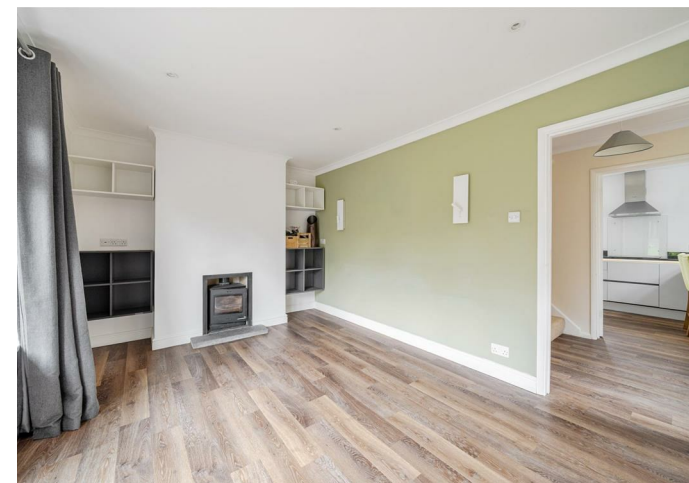


- Close to Town
- Front & Rear Garden
- Garage & Driveway
- NO ONWARD CHAIN

Guide Price **£275,000**

Freehold

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



## THE PROPERTY

This delightful home believed to date from the late 1960s comes to the market with a modern kitchen and bathroom and is well presented both inside and out. It also has the benefit of No Onward Chain.

## ACCOMMODATION

From the roadside a pathway leads to a uPVC glazed front door which opens into an entrance hallway with a good amount of useful understairs storage and a separate cupboard. To the front elevation is the well-equipped kitchen, fitted with an extensive range of modern soft closing wall and base units, stainless steel sink with a mixer tap and built in appliances. The sitting room has double glazed patio doors which lead out into the garden and a wood burning fire fitted. To the first floor are two double bedrooms and a modern shower room featuring extensive tiling. The property offers a gas fired central heating system together with double glazed windows.

## OUTSIDE

A driveway leads up to the property and around to the side where you can then access the enclosed rear garden. A patio runs the width of the property, with the remainder laid to lawn.

The garage is fitted with an electric roller door and has

space and plumbing for a washing machine along with a stainless-steel sink and drainer.

## LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ  
Council Tax Band C

## SITUATION

Lea Combe is ideally placed for Axminster town centre which is accessible on foot. 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, 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 Network Coverage - Likely outside. Limited inside.  
Source - ofcom.org.uk

## DIRECTIONS

What3Words  
///shoelaces.cobbled.zest

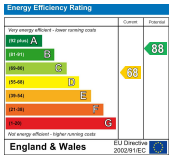
## MATERIAL INFORMATION

Flood Risk

The property is located in an area with a Low Flood Risk







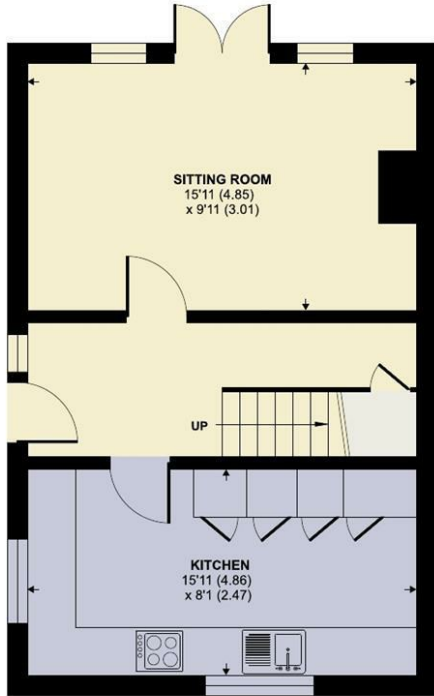
## Lea Combe, Axminster

Approximate Area = 796 sq ft / 73.9 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 925 sq ft / 85.8 sq m

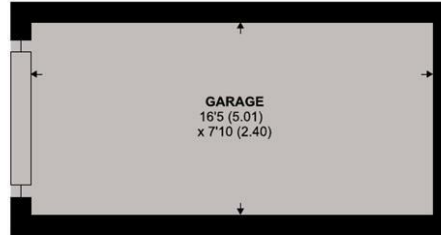
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1303476



AXM/ACR/13.6.25



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 or 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**