

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds  
& Sampson

The address '14 Lea Combe' is written in a large, white, serif font, with 'Axminster, Devon' in a smaller, white, sans-serif font below it. The text is overlaid on a dark green background that covers the bottom portion of the image.

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

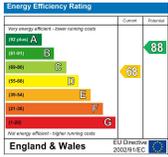
## DIRECTIONS

What3Words  
///shoelaces.cobbled.zest

## MATERIAL INFORMATION

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





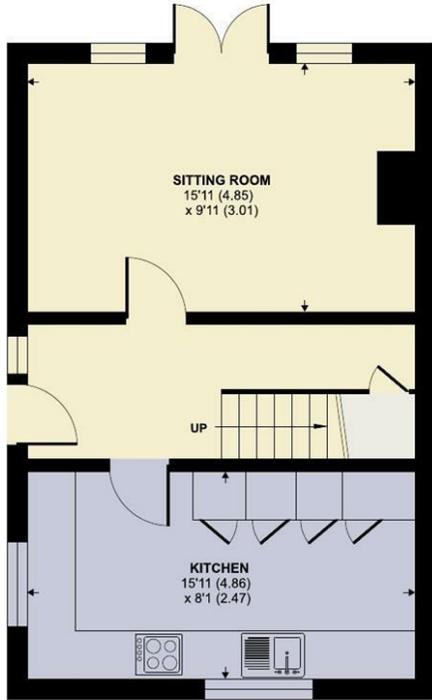
## Lea Combe, Axminster

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

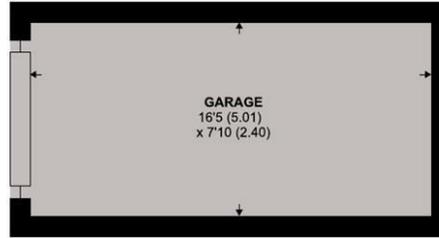
For identification only - Not to scale



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



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