



27 Brunenburg Way

Axminster, Devon

27 Brunenburg Way

Axminster
Devon EX13 5RD

A beautifully modernised three bedroom detached bungalow with modern fixtures and fittings and attractive gardens set in a prime residential location.



- Modernised bungalow
 - Well presented
 - Well appointed kitchen
- Dual aspect sitting/dining room
 - Three bedrooms
- Re-modelled shower room
- Pretty enclosed garden
- Garage and driveway

Guide Price **£345,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

27 Brunenburg Way is welcomed to the market after being greatly improved and updated by the current owners over the past ten years. The property is in excellent decorative order throughout and features neutral décor with feature walls and tasteful floor coverings. There is extensive double glazing and a gas fired central heating system along with plastic fascias and guttering meaning that the property offers a good degree of low maintenance blended with modern convenience. Both the kitchen and bathroom have both been upgraded which only adds to the appeal of this delightful home.

ACCOMMODATION

The bungalow offers three well-proportioned bedrooms which are all set off a central entrance hallway where you will find two useful storage cupboards and access to the loft space. The sitting/dining room enjoys a light and airy dual aspect and spans the full depth of the bungalow with feature fireplace and patio doors. The adjoining kitchen includes a good variety of cream wall and base units with contrasting work surfacing, some integrated appliances and breakfast bar. There are three generous bedrooms and the modern shower room which features attractive decorative tiling.

OUTSIDE

To the front of the bungalow is a well kept lawned garden with pathway leading up to the main entrance and driveway. The rear garden features a pleasant patio seating area with enclosed lawned garden with mature shrub and flower beds. Sumerhouse, greenhouse, apple tree and an area of gravelled garden to the side. Access to the garage via a useful lean to storage area.

SITUATION

Brunenburg Way is located on the southern outskirts of Axminster yet only one mile in distance from the town centre. The immediate area on consists of mainly detached properties, with the development adjoining the open countryside. Axminster is a country town on the eastern fringes of Devon, close to borders with Dorset and Somerset. It offers a selection of shops including two supermarkets, schools, churches, health centre and cottage hospital. It also plays host to Hugh Fearnley-Whittingstall's River Cottage HQ at the nearby Trinity Hill. The beautiful Axe Valley reaches the sea at Seaton (6 miles) along the Jurassic Coastline and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. Axminster has a mainline train station on the London Waterloo line.

DIRECTIONS

What3Words
///ghost.vase.pulps

SERVICES

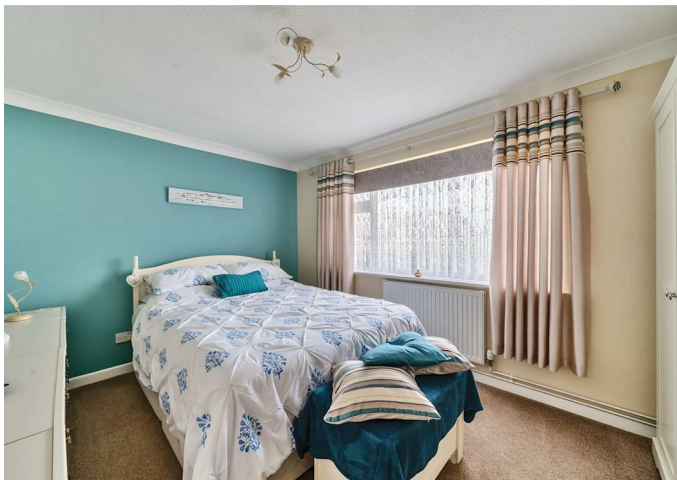
Mains electric, gas water and drainage.
Broadband : Ultrafast available.
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council. Tel : 01404 515616
Council Tax Band D.

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A++ (91-100)		83
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

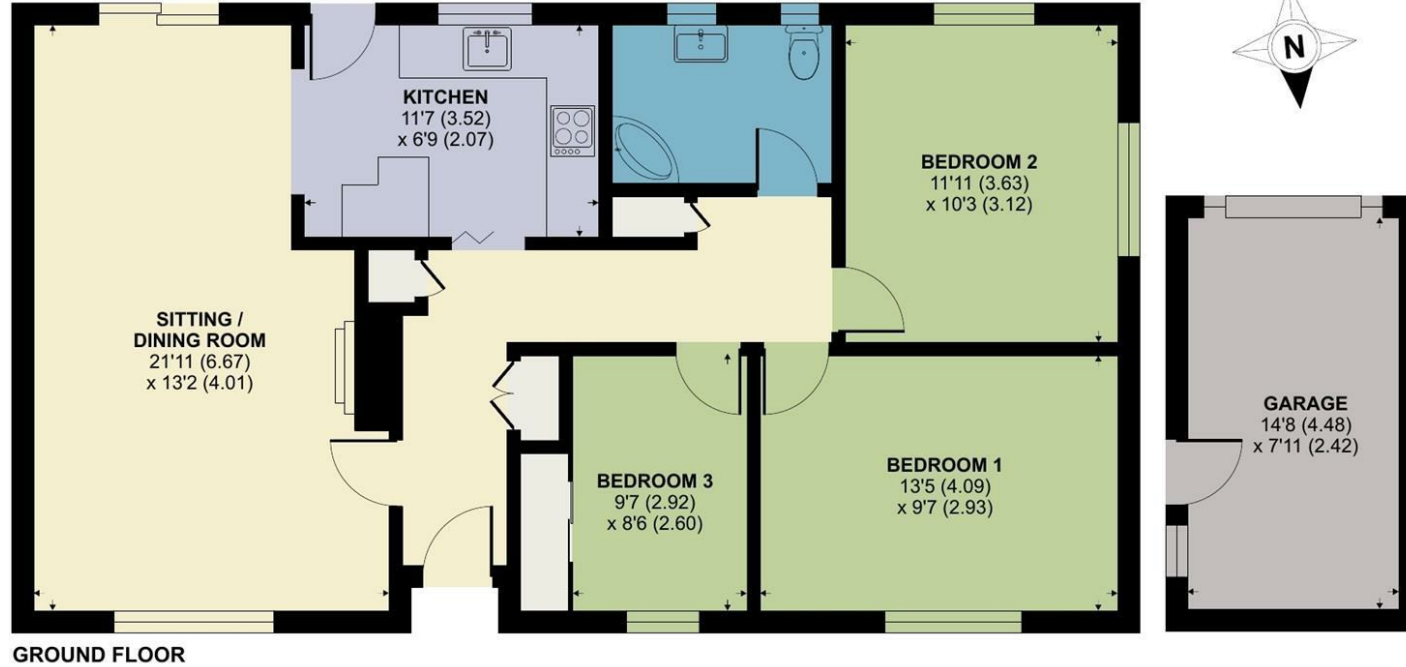
Brunenburg Way, Axminster

Approximate Area = 887 sq ft / 82.4 sq m

Garage = 117 sq ft / 10.8 sq m

Total = 1004 sq ft / 93.2 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: 1304770



Axm/RIS/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