



4 Athelstan Close

Axminster, Devon

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Axminster
Devon EX13 5RF

A semi-detached bungalow with driveway parking that sits within a small cul de sac location with open countryside views to the rear.



- Semi - Detached Bungalow
 - Ample parking
 - Enclosed Rear Garden
 - Driveway Parking
- Tucked away Cul de sac, away from passing traffic

Offers In Excess Of **£250,000**
Freehold

Axminster Sales
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THE PROPERTY

A brick built semi-detached two-bedroom bungalow located in a small cul-de-sac on the southern side of Axminster. The property features uPVC double glazed windows and gas fired central heating.

ACCOMMODATION

A double-glazed porch leads into a central hallway providing access to the loft space and doors to all principal rooms. To the front elevation are two double bedrooms with built in wardrobes, whilst to the rear is a good sized sitting room with a bay window providing views over open fields. The kitchen includes a range of cream wall and base units, space for appliances and access to a conservatory with a door leading out to the garden. The bathroom has been recently re fitted with a white bath and has a built-in linen cupboard

OUTSIDE

Outside, the property enjoys a private rear garden with two patio areas, perfect for relaxing, gardening, or outdoor dining. Maximum use has been made of the area to provide a practical and enjoyable space. To the front, there is driveway parking, offering space for three cars. The former garage has been converted into a music room and has been fitted with double glazed patio doors. Maximum use has

been made of the area, to provide a practical and enjoyable space.

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon.
Tel : 01404 515616. Council Tax Band C

SITUATION

Athelstan Close is located on the southern outskirts of Axminster, yet only one mile distance from the town centre. 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 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 : Superfast available.
Mobile Network Coverage : Likely outside and inside
Source: ofcom.org.uk

DIRECTIONS

<https://w3w.co/newly.earphones.overlaps>

MATERIAL FACTS

The property is located in an area with a very low risk of flooding.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (91-100)	
A+ (81-90)	
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Very energy inefficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



OUTBUILDING

Athelstan Close, Axminster

Approximate Area = 771 sq ft / 71.6 sq m

Outbuilding = 146 sq ft / 13.5 sq m

Total = 917 sq ft / 85.1 sq m

For identification only - Not to scale



GROUND 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: 1307283



Axm/ACR/13.6.25



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