



14 West Close
Axminster, Devon

14 West Close

Axminster
Devon EX13 5PE

A sizeable three-bedroom chalet bungalow set within the town, in an elevated position with fine views, flexible accommodation and no onward chain.



- Spacious chalet bungalow
- Three double bedrooms
 - Smart fitted kitchen
 - Close to local amenities
- Good-sized garage and utility room
 - Useful undercroft storage area
 - Conservatory
- West-facing gardens
 - No onward chain

Guide Price **£375,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Built of brick with decorative use of reconstituted stone under a tiled roof, 14 West Close occupies an enviable elevated position at the head of this popular cul-de-sac. Of note are the glorious views over Axminster and the surrounding countryside which can be enjoyed from the gardens and the main reception rooms. The property enjoys spacious accommodation and a good of deal of flexibility to both the ground and first floors. Despite requiring some general updating in places, the bungalow benefits from a modern kitchen, stylish shower room, as well as replacement double-glazed windows and external doors. There is a gas-fired central heating system and a pleasant double glazed conservatory which provides an attractive viewing area for the gardens and views beyond.

ACCOMMODATION

The spacious ground-floor accommodation is located off a central entrance hallway. The sitting room and dining room are located to the rear of the property, with plenty of light and lovely views. These rooms could be knocked into a more spacious living area. The kitchen provides an excellent range of cream wall and base units, an integrated oven and space for white goods. From the kitchen is a door leading into a light-filled corridor, providing access to the utility room and garage, with glazed doors to the driveway and rear garden. The utility room has a stainless steel sink unit,

work surface, cupboards and drawers, with a doorway leading into the garage. There are two spacious ground-floor double bedrooms, both with a dual aspect. The shower room has been refitted with a double-width shower cubicle, with extensive tiling. The dining room leads into a double-glazed conservatory. On the first floor is a further double bedroom and large bathroom with three-piece suite and shower over the bath. There is generous storage space in the walk-in loft space, which itself could be converted into living space.

OUTSIDE

14 West Close has beautifully landscaped and well-maintained gardens with far-reaching views. To the front of the property is space for one to two vehicles, with potential for much more parking, as the front garden currently has a large area of raised flower beds, as well as shrubs, roses and lawn. Side gates at both ends of the bungalow give access to the rear garden, which has well-stocked herbaceous borders, raised beds, and a paved terrace. A door gives access to an undercroft providing useful storage area.

SITUATION

The property is in an elevated position, commanding extensive views, and yet is in the heart of Axminster, only a few minutes' walk to a range of shops, to the Minster, and to Axminster's train station, on the London Waterloo to

Exeter line. Axminster is a bustling market town, with a range of independent and national retailers, including a Tesco supermarket, and it has dentists, opticians, GP surgery, leisure centre, swimming pool, gym, restaurants and a well-supported country produce market held weekly in Trinity Square. 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 22 miles.

DIRECTIONS

What3Words

///suddenly.spearing.intrigued

SERVICES

Mains electric, gas, water and drainage.

Broadband : Superfast available

Mobile Network Coverage : Likely outside. Likely inside on EE, but limited on other providers.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon.

Council Tax Band D

MATERIAL INFORMATION

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

West Close, Axminster

Approximate Area = 1840 sq ft / 170.9 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 2083 sq ft / 193.4 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1284902



Axm/RIS/2.6.25



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