



Symonds  
& Sampson

HILLHEAD  
TERRACE

15 Hillhead Terrace  
Musbury Road, Axminster, Devon



# 15 Hillhead Terrace

Musbury Road  
Axminster  
Devon EX13 5JL

An attractive two bedroom terraced home featuring two reception rooms and first floor bathroom. Well positioned for Axminster town and train station. No onward chain.



- Victorian period property
  - High ceilings
- Two formal reception rooms
- Potential for loft conversion
  - Gas fired central heating
  - Extensive double glazing
  - Downstairs cloakroom

Guide Price **£240,000**

Freehold

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





## THE PROPERTY

This Victorian home is built of brick elevations under a tiled roof and forms part of a well regarded terrace of properties along the Musbury Road. The property enjoys an attractive façade with deep bay window, along with a traditional layout and the remodelling of the room beyond the kitchen to provide a downstairs cloakroom. In more recent years, the bathroom has been upgraded as well the kitchen. Many of the properties in the terrace have had loft conversions and have created off road parking within the rear of the garden.

## ACCOMMODATION

15 Hillhead Terrace enjoys a traditional layout with two formal reception rooms. The sitting room features a bay windows and tiled fireplace while the dining room has access out to the garden. The adjoining kitchen features a range of light wood effect units with integrated oven, hob and cooker hood. Further space for appliances. To the rear of the property is a useful lobby with tiled flooring and downstairs cloakroom. To the first floor are two double bedrooms set off the main landing and a spacious bathroom fitted with a matching white suite with extensive tiling and a separate walk in shower.

## OUTSIDE

To the front of the property is a an of lawned garden with

established shrubs and pathway leading to a double glazed entrance porch. The rear garden is mainly laid to vegetable beds offering a wide variety of seasonal produce as well as mature soft fruit bushes. Garden store and water supply.

## SITUATION

Hillhead Terrace is well placed for the main town and the train station, both being within walking distance. 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. Trinity Square plays host to a well-supported traditional market every Thursday.

## DIRECTIONS

What3Words  
///intruding.kennels.lovely

## SERVICES

Mains electric, gas, water and drainage.  
Ultrafast broadband available.  
There is mobile coverage in the area, please refer to Ofcom's website for more details.

## LOCAL AUTHORITY

East Devon District Council  
Tel : 01404 515616  
Council Tax Band B

## MATERIAL INFORMATION

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



Energy Efficiency Rating		Current	Potential
Total average efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not energy efficient - higher running costs			
England & Wales		67	73
EU Directive 2002/91/EC			

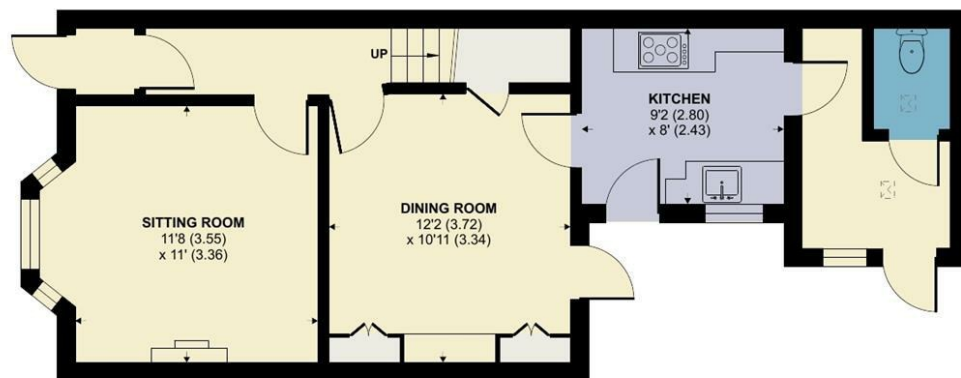
## Musbury Road, Axminster

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



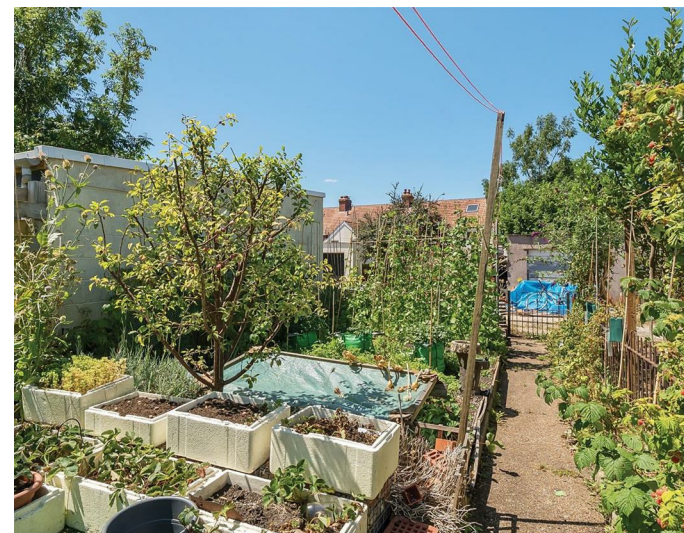
FIRST FLOOR



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: 1317512



Axm/RIS/15.7.25



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