



Symonds
& Sampson

24 Churchill Rise
Axminster, Devon

24 Churchill Rise

Axminster
Devon EX13 5FX

A superbly presented modern semi detached property offering two double bedrooms, enclosed garden and private parking for two vehicles.



- Constructed in 2016
 - Open plan living
- Two double bedrooms
- Downstairs cloakroom
- Modern fixtures and fittings
 - Enclosed garden
- Parking for 2 vehicles

Guide Price **£240,000**

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

This impressive modern home is offered to the market in excellent decorative order throughout as well as benefitting from being located within a cul dec location. The property is fully double glazed and includes fitted blinds to all windows and has a gas central heating system. The property is constructed of low maintenance brick elevations and features parking for two vehicles to the rear of the garden. The property includes the remaining balance of the NHBC warranty.

ACCOMMODATION

To the front of the property is a small entrance hall with cloakroom, whilst the main reception space consists of a large open plan living/kitchen/dining space. There is a well equipped kitchen to the front elevation, featuring a range of integrated appliances and cream fronted wall and base units. The living area has double doors leading out to the garden and space for a dining table. From the living area stairs lead up to the first floor accommodation. Two double bedrooms are located to either side of the landing with a smart bathroom featuring a modern white suite and extensive tiling.

OUTSIDE

The rear garden consists of a patio seating area with mature shrub beds, gravelled garden and a further seating

area with artificial lawn. Garden shed and gated rear access leads to the private parking area suitable for two vehicles.

SITUATION

Churchill Rise is part of a modern housing development less than a mile from the town centre of Axminster. The market town of 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; schools, as well as churches, cafes and restaurants.

DIRECTIONS

What3Words
///flop.nappy.windy

SERVICES

Mains electric, gas, water & drainage
Broadband : Ultrafast available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

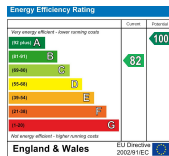
LOCAL AUTHORITY

East Devon 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. There is an annual estates and management charge for the upkeep of the communal areas within the development which is currently £113, payable twice yearly.

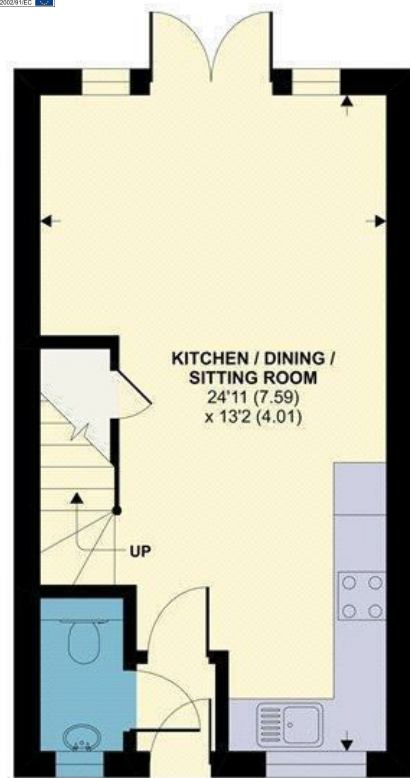




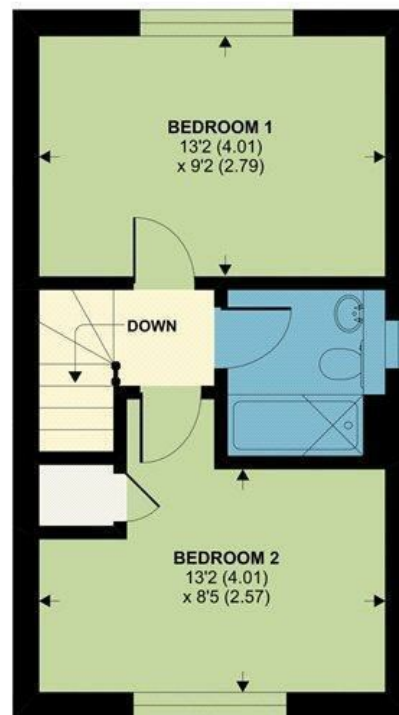
Churchill Rise, Axminster, EX13 5FX

Approximate Area = 658 sq ft / 61 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 602689.

Axm/RS/12.8.25



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