



Symonds  
& Sampson

# 5 Heath Common

Membury, Axminster, Devon

# 5 Heath Common

Membury  
Axminster  
Devon EX13 7UF

A beautifully presented two bedroom bungalow occupying an elevated position with rural views, located at the end of a peaceful cul-de-sac, set within a generous 0.2 acre plot and surrounded by stunning Devon countryside.



- 2 bedroom detached bungalow
- Occupying corner plot in quiet cul-de-sac
- Spacious living accommodation with kitchen/dining room
  - uPVC double glazed conservatory with rural views
  - Ample parking and detached garage
  - Oil fired central heating

Guide Price **£395,000**

Freehold

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



## THE PROPERTY

A beautifully presented detached home, occupying an elevated position, nestled at the end of a peaceful cul-de-sac, on the edge of this popular village, set within a generous 0.2 acre plot and surrounded by stunning Devon countryside.

## ACCOMMODATION

The property benefits from oil fired central heating and double glazing throughout. The accommodation comprises of a porch with useful storage, an entrance hallway, double aspect lounge with views, two double bedrooms both with built-in wardrobes and a luxury bathroom with bath and walk-in shower. The open plan fitted kitchen/dining room with oak worktops, provides generous cupboard space, along with integrated fridge, freezer, dishwasher and space for a washing machine. This leads to a bright and airy conservatory that looks onto the gardens, and views over the countryside. Double doors onto the patio blend indoor and outdoor living spaces.

## OUTSIDE

A real feature of the property is its large plot, adjoining open fields to the side and back elevations with lovely views across the village of Membury to the fields beyond. To the front is an area of lawn, and a driveway with parking for several vehicles and access to the single garage, of block

construction with pitched tile roof, up and over door with power and light connected. There is also a gate to the rear. The gardens to the rear and side are mainly laid to lawn, edged by a Devon bank with oak and beech trees, and a variety of shrubs. With patio areas for seating to the rear and side. A timber shed is located to the rear of the garage.

## SERVICES

We understand that mains water, drainage and electric are connected to the property. Superfast broadband is available. Source : Ofcom.org.uk Mobile coverage is available in the area. Please check Ofcom's website for more details.

## LOCAL AUTHORITY

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

## DIRECTIONS

What3words://  
venturing.mere.thatched

## MATERIAL INFORMATION

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



| Energy Efficiency Rating                    |               | Current                 | Potential |
|---------------------------------------------|---------------|-------------------------|-----------|
| Very energy efficient - lower running costs |               |                         |           |
| A++ (100-120)                               | A++ (100-120) |                         |           |
| A+ (81-100)                                 | A+ (81-100)   |                         |           |
| A (61-80)                                   | A (61-80)     |                         |           |
| B (41-60)                                   | B (41-60)     |                         |           |
| C (21-40)                                   | C (21-40)     |                         |           |
| D (11-20)                                   | D (11-20)     |                         |           |
| E (1-10)                                    | E (1-10)      |                         |           |
| F (1-10)                                    | F (1-10)      |                         |           |
| G (1-10)                                    | G (1-10)      |                         |           |
| Not energy efficient - higher running costs |               |                         |           |
| England & Wales                             |               | EU Directive 2010/31/EC |           |

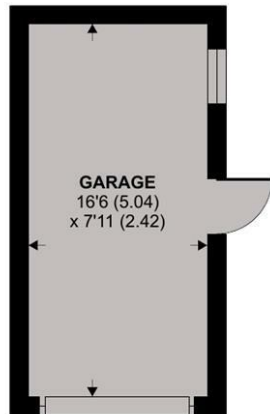
## Heath Common, Axminster

Approximate Area = 966 sq ft / 89.7 sq m

Garage = 131 sq ft / 12.2 sq m

Total = 1097 sq ft / 101.9 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: 1343123



Axm/JP/22.8.25



01297 33122

axminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
, Trinity Square,  
Axminster, Devon EX13 5AW



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