



Symonds
& Sampson

84 Flax Meadow Lane
Axminster, Devon

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Axminster
Devon EX13 5FJ

A smart well presented modern three bedroom end of terrace family home with pleasant leafy outlook and garage. No onward chain.



- Popular residential development
 - Near to local schools
 - Kitchen with utility area
 - Downstairs cloakroom
 - Gas fired central heating
 - Extensive double glazing
 - Private rear garden

Guide Price **£250,000**

Freehold

Axminster Sales
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THE PROPERTY

Forming part of the Millbrook Meadows development this modern property occupies an excellent tucked away position set away from passing traffic along a quiet walkway. The property is presented in excellent condition with attractive décor and has been well designed for modern day living. Being at the end of the terrace means that you have a little more space around you. Extensive double glazing and gas fired central heating compliment this energy efficient home.

ACCOMMODATION

To the front of the property is a small entrance hallway with stairs rising to the first floor accommodation. The sitting room provides ample space as the main reception room. While the kitchen has been well planned with a good range of units and includes a utility area with downstairs cloakroom. To the first floor a three bedrooms and family bathroom featuring a white suite with shower over.

OUTSIDE

From the pathway there is a low maintenance gravelled front garden. The rear garden is mainly lawned with patio seating area adjoining the kitchen. Steps lead up to a further area for seating and gated rear access that leads out to the garage. There is additional area of garden to the side of the house.

SITUATION

Flax Meadow forms part of a modern housing development approximately one mile from the town centre of Axminster. The property is ideally placed with both primary and secondary schooling within walking distance. 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. There is a well supported produce market every Thursday in Trinity Square.

DIRECTIONS

What3Words
///catching.invisible.denim

SERVICES

All mains services connected.
Ultrafast broadband available. Source - Ofcom.org.uk
There is mobile coverage in the area. Please refer to Ofcom's website.

LOCAL AUTHORITY

East Devon Council. Tel : 01404 515616
Council Tax Band C.

MATERIAL INFORMATION

- 1.) The property is at very low risk from flooding from rivers and seas, and surface water.
- 2.) The development is subject to the Section 106 discharge where a management agent will be appointed and a yearly maintenance fee for the development will become payable.
- 3.) The garage is on a long lease. Further details are available from the office.





Energy Efficiency Rating		Current	Target
Energy efficiency - lower rating is better			
A	92-100	91	91
B	81-91	78	81
C	69-81		
D	55-69		
E	39-55		
F	22-39		
G	1-22		
Environment - higher rating is better			
A	92-100		
B	81-91		
C	69-81		
D	55-69		
E	39-55		
F	22-39		
G	1-22		

Flax Meadow Lane, Axminster

Approximate Area = 716 sq ft / 66.5 sq m

Garage = 151 sq ft / 14 sq m

Total = 867 sq ft / 80.5 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: 1349108



Axm/RIS/10.9.25



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