

25 Cloakham Drive

Axminster, Devon

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Axminster
Devon EX13 5GT

An immaculate three bedroom modern home with adjoining garage, driveway and south facing garden. No onward chain.



- Modern fixtures and fittings
 - Downstairs cloakroom
- Kitchen with integrated appliances
 - Private landscaped garden
 - Gas fired central heating
 - Near to local schools
- Remaining balance of NHBC
 - No onward chain

Guide Price **£295,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This highly energy efficient home was completed in 2017 by Bovis Homes and is welcomed to the market with the benefit of no onward chain. The property is presented in immaculate condition throughout and includes some nice features including tiled flooring to the kitchen and bathrooms as well as a beautiful, landscaped garden. As one would expect with a modern home there is extensive double glazed windows and doors, a gas fired central heating system, mains wired smoke alarms and numerous television points throughout.

ACCOMMODATION

To the front of the property is a small entrance hallway with downstairs cloakroom. The main reception space is light and airy with its open plan design which incorporates a well appointed kitchen to the front elevation. Fitted with a wide range of high gloss units with contrasting work surfacing and a selection of integrated appliances. The living spacious offers ample space for a dining table and has double doors leading out to the garden. To the first floor are three well proportioned bedrooms and family bathroom. The master bedroom has a double built in wardrobe and an en suite shower room. While the bathroom has been finished to a high standard of specification with extensive tiling.

OUTSIDE

The front garden is laid partly to lawn and partly with decorative gravel, between which a path leads to the front door. In addition, there are floral beds to the front and rear of the garden. The south facing and thoughtfully landscaped rear garden comprises of a paved patio, which leads to the well tended lawn. There are flowerbeds, some raised, which are planted with decorative flowers and shrubs and the garden is bordered by fencing with additional trellis. To one side there is a useful storage shed which benefits from an electricity supply, and next to the shed is the pedestrian door to the rear garage.

SITUATION

Cloakham Drive is part of a new 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
///mock.decks.scariest

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

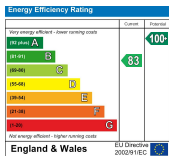
LOCAL AUTHORITY

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

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 in the region of £113, payable twice yearly.





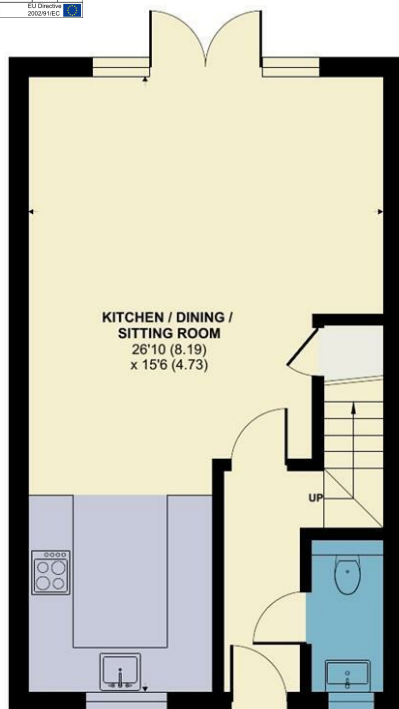
Cloakham Drive, Axminster

Approximate Area = 834 sq ft / 77.4 sq m

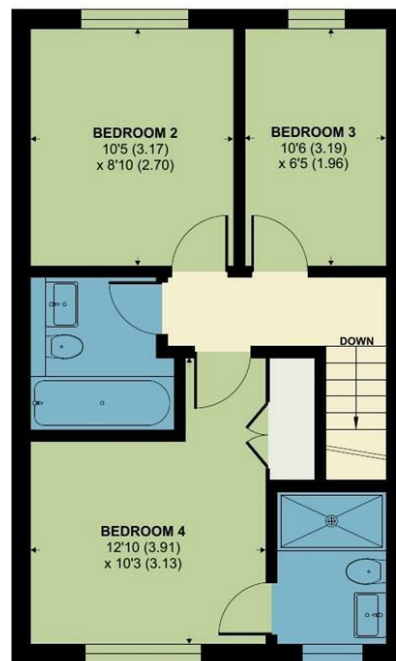
Garage = 165 sq ft / 15.3 sq m

Total = 999 sq ft / 92.7 sq m

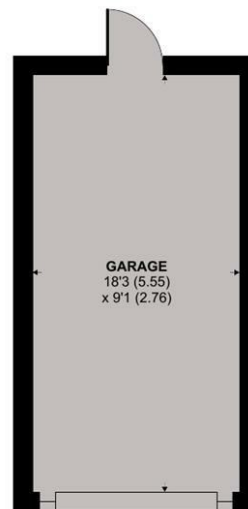
For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1354369



Axm/RS/12.9.25



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