



3 Hilary Close

Axminster, Devon

3 Hilary Close

Axminster
Devon EX13 5HR

A detached bungalow situated in a popular small cul-de-sac close to the town offering spacious accommodation with ample parking and good size level gardens.



- Spacious detached bungalow
- Two large double bedrooms
 - Two bathrooms
 - Private gardens
 - Detached garage
 - No onward chain

Guide Price **£425,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A rare opportunity to acquire a well proportioned detached modern bungalow built principally of a reconstituted stone construction benefiting from a gas central heating system and Upvc double glazing to most openings. This bright and spacious bungalow is set in a cul-de-sac of just four properties along the Chard Road and is ideally placed for Axminster town centre. The property now requires some updating and offers flexible room arrangements with generous bedrooms, three reception rooms and two bathrooms.

ACCOMMODATION

3 Hilary Close offers close to 1,300 sq ft of accommodation over a single level with the principal rooms located off a T-shaped hallway. To the left are two impressive double bedrooms, with a separate shower room and WC between. Both the main sitting room and dining room overlooking the garden while the kitchen looks out over the cul-dec-sac. The former garage was converted into an additional reception room and has a utility beyond. The family bathroom features a coloured suite and separate shower enclosure.

OUTSIDE

The bungalow sits well within its level grounds with established gardens to all four sides. From the cul dec sac a

gated driveway leads to a large, gravelled parking and turning area, and single garage. The gardens are predominantly lawned with mature hedging along the boundaries. The rear garden has a paved patio seating area.

SITUATION

Situated in a most convenient position only some half a mile from the centre of Axminster, the property is set back off Chard Road and forms part of a small select development of bungalows. 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.

DIRECTIONS

What3Words
///pelt.graceful.channel

SERVICES

All mains services connected.
Superfast broadband. Mobile network coverage is available in the area. Please refer to Ofcom's website for details.
Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL INFORMATION

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





Hilary Close, Axminster

Approximate Area = 1296 sq ft / 120.4 sq m

Garage = 173 sq ft / 16 sq m

Total = 1469 sq ft / 136.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(35-47) F		
(1-34) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: 1354609



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