



Symonds
& Sampson

The Cellar

Pig Lane, Axminster, Devon

The Cellar

Pig Lane
Axminster
Devon EX13 5GH

A beautifully presented two-bedroom ground floor apartment centrally located within Axminster Town Centre.



- Individual apartment
 - Ground floor
 - Central location
- Two bedrooms & two bathrooms
- Very well maintained & presented

Guide Price **£165,000**

Share of Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

The Cellar is an interesting conversion of a former public house set within the heart of Axminster town centre. The apartment has been renovated and decorated throughout and is very well presented. The property features two double bedrooms, two shower rooms, a pleasant sitting room, a modern fitted kitchen with integrated appliances. Gas fired central heating has been installed. The Cellar is ideally suited for anyone considering the benefits of town living but set away from passing traffic.

OUTSIDE

Along the front of the property is a private courtyard with a useful outside store.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band A.

SITUATION

Pig Lane is located just steps away from the town centre yet ideally positioned away from the hustle and bustle of this small market town. The market town of Axminster is a traditional 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.

SERVICES

Mains Electricity, Gas, Water & Drainage.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
Broadband: Superfast available

DIRECTIONS

<https://w3w.co/drizzly.fishery.player>

EDUCATION

Primary schooling at Axminster. Good state secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School.

MATERIAL INFORMATION

The property is at medium risk of flooding from surface water.

The property is sold with a ¼ share of the freehold.





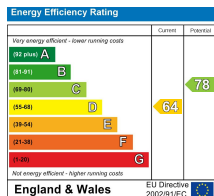
Pig Lane, Axminster

Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



GROUND 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: 1349018



Axm/RIS/30.9.25



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