



Symonds
& Sampson

Axwey Cottage

Chard Road, Axminster, Devon

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Chard Road
Axminster
Devon EX13 5EG

Step inside this attractive, detached character property which boasts a truly magical private garden and is only a short walk from the amenities on offer in the town.



- Detached Cottage
- Gas Central Heating
- Bathroom & Dressing Room
 - Log Burner

Guide Price £220,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This perfectly formed charming two-bedroom cottage exudes immense charm and character. Perfectly blending traditional features with modern living, this delightful home offers a warm and inviting ambiance throughout.

ACCOMMODATION

Access the cottage through the entrance porch into the cosy living room which features an inset log burner with a modern galley kitchen located to the rear.

Upstairs, the property accommodates a good-sized primary bedroom and an additional second bedroom. There is also a bathroom with an adjacent dressing room. This home is packed with an abundance of period features, such as exposed stonework and beams, which give a wonderful sense of character throughout.

OUTSIDE

Externally the property benefits from an enclosed sheltered courtyard, with a short flight of steps giving access to the much larger private cottage garden with a wooden summerhouse. Grass pathways intersect a variety of fruit trees including Apple and Plum.

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Council Tax Band B

SITUATION

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.

SERVICES

Mains Electricity, Gas, Water & Drainage.

Ultrafast broadband available.

There is mobile coverage in the area. Please refer to Ofcom's website for more details.

DIRECTIONS

What3Words

///leaned.vintages.snoozing

MATERIAL INFORMATION

Flood Risk: Very Low





For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



Symonds
& Sampson



www.
the
londonoffice.co.uk

40 ST JAMES'S PLACE SW1

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

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