

Symonds
& Sampson

South Leas

Back Lane, Chardstock, Axminster, Devon

South Leas

Back Lane

Chardstock

Axminster

Devon EX13 7BR

A well presented detached bungalow set in a generous plot of 0.23 acres with two garages, large driveway and private gardens. No onward chain.



- Tucked away position
- Private gardens, in total 0.23 acre
 - Pleasant views to rear
 - Large conservatory
- Family bathroom & en-suite
 - Oil fired central heating
- Extensive double glazing
 - Two garages
 - Summerhouse

Guide Price **£470,000**

Freehold

Axminster Sales

01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

South Leas is welcomed to the market for the first time in over 30 years and offers buyers a fantastic opportunity to acquire an individual single storey residence in the favoured East Devon village of Chardstock. The property is believed to have been constructed some fifty plus years ago by Chubbs the builders, who were a renowned local building company from this era. The property has been well cared for and maintained but would now benefit from some general updating.

ACCOMMODATION

The property follows a traditional arrangement with all principal rooms set off the main entrance hallway where you will also find access to a good size loft space and linen cupboard. The sitting/dining room spans the full depth of the bungalow and enjoys a lovely triple aspect. This spacious arrangement provides an ideal area for entertaining with the adjoining conservatory overlooking the rear garden. There is a well-appointed kitchen fitted with a traditional range of units, an oil two oven AGA and separate electric oven with hob. The property features three bedrooms, with an en-suite shower room to the master and family bathroom.

OUTSIDE

South Leas sits will within its plot with established well

maintained gardens measuring in the region of a quarter of an acre. To the front of the bungalow is a gated brick paved driveway with lawn garden and established shrubs. There are two generous garages including one with a workshop area. To the rear elevation is a further lawned garden including a wide variety of plants, mature trees and shrubs. Patio seating area with summerhouse and a productive vegetable garden including fruit trees and greenhouse.

SITUATION

South Leas sits centrally within the East Devon village of Chardstock and in walking distance of local amenities. These include a community run post office/stores, parish church and village hall. Chardstock also offers many social clubs, bowls green and cricket club. The adjoining village of Tytherleigh has a popular farm shop and The Tytherleigh Arms, renowned for its quality cuisine. The village is situated midway between Axminster and Chard (4 miles) both of which offer a good range of amenities, independent shops, chain stores and supermarkets. Axminster also has a mainline railway station on the Exeter to Waterloo line. The area around the village is popular for walking and riding. The Jurassic heritage coast at Lyme Regis and Seaton is some 10 miles to the south.

DIRECTIONS

What3Words
///shadowing.acid.riches

SERVICES

Mains electric and water. Private drainage
Superfast broadband available.
There is mobile coverage in the area. Please refer to Ofcom's website for more details.

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. The sellers are unaware if the current private drainage system complies with building regulations. The oil tank is currently situated in the workshop/garage and does not comply with current building regulations. The sale is subject to Grant of Probate, which has been applied for.





South Leas, Chardstock, Axminster

Approximate Area = 1316 sq ft / 122.2 sq m

Garage = 509 sq ft / 47.2 sq m

Outbuildings = 142 sq ft / 13.1 sq m

Total = 1967 sq ft / 182.5 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: 1334924



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-plus) A		
(91-95) B		
(89-90) C		
(85-88) D		
(82-84) E		
(81-80) F		
(75-79) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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