



Symonds  
& Sampson

# 9 Latchmount Gardens

Axminster, Devon



# 9 Latchmount Gardens

Axminster  
Devon EX13 5JT

Beautifully presented two bedroom detached bungalow set in a prime residential position with good access to the town, attractive gardens and no onward chain.



- Modern detached bungalow
  - Cul de sac location
  - Two double bedrooms
  - Dual aspect sitting room
  - Well maintained gardens
    - Garage & driveway
    - No onward chain

Guide Price **£330,000**

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

Built by well reputed regional builders A G Jessopp Ltd in 2007 the property has been finished to a good standard of specification and features a most pleasant brick and part stone façade along with a well planned, low maintenance garden. The property is welcomed to the market in excellent decorative order and offers well appointed good size rooms as well as many energy efficiency qualities that one would expect from a modern home. There are double glazed windows and doors, and a gas fired central heating.

## ACCOMMODATION

The property boasts an excellent dual aspect sitting/dining room with bay window and views over the surrounding countryside. This allows for plenty of natural light during the day as well as some delightful views and double doors leading out to the garden. The hallway has two useful storage cupboards, while the kitchen also features access out to the garden and is fitted with a wide range of wall and base units, integrated oven and contrasting work surfacing. The freestanding white goods are also included within the guide price. To the front elevation are two bedrooms, both with fitted wardrobes, while the bathroom features a modern white suite and extensive tiling.

## OUTSIDE

To the front of the property steps lead up to the main

entrance with outside light and a small area of mature shrubs. The garage and driveway is set to the right of the property. To the left of the property is a paved path that offers gently sloping access to the rear. The garden has been tastefully landscaped and well kept with a wide variety of mature shrubs and herbaceous borders. A paved patio adjoins the south facing rear elevation. There is an outside water supply and light together with a pedestrian door to the garage which has lighting and power.

## SITUATION

Latchmount Gardens is a favoured residential street of mainly detached bungalows situated within walking distance of the town centre. 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. It is also home to Hugh Fernley-Whittingstall's famous River Cottage HQ at Trinity Hill.

## DIRECTIONS

What3Words

///makeup.permanent.digests

## SERVICES

Main electric, gas, water and 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 : D

## MATERIAL INFORMATION

- 1.) The property is at very low risk from flooding from rivers and seas, and surface water.
- 2.) The sale is subject to grant of probate which has been applied for.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A+	92-100		
A	81-91		
B	69-80		
C	55-68		
D	40-54		
E	31-39		
F	21-30		
G	1-20		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



## Latchmount Gardens, Axminster

Approximate Area = 665 sq ft / 61.7 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 853 sq ft / 79.1 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: 1365559



Axm/RS/17.10.2025



01297 33122

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**