



Symonds
& Sampson



9 Latchmount Gardens
Axminster, Devon

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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

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

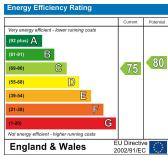
LOCAL AUTHORITY

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.





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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Symonds & Sampson. REF: 1365559



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01297 33122

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



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