



Symonds
& Sampson

16 Castle Hill
Axminster, Devon

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Axminster
Devon EX13 5PY

A beautiful double fronted cottage located a short walk from the town centre and coming to the market with the benefit of No Onward Chain.



- Mid Terraced Double Fronted Cottage
 - Two Reception Rooms
 - Cloakroom
- Enclosed West Facing Rear Garden

Guide Price **£285,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This charming three-bedroom period cottage combines the charm of a bygone era with the comfort and practicality of modern living. Offered with no onward chain, it represents a rare chance to secure a home only a short distance from all the amenities on offer in the town.

ACCOMMODATION

The moment you step inside, the character of this home is immediately apparent. Period features create a sense of warmth and heritage, while tasteful updates ensure it is perfectly suited for modern life. The windows to the front are modern wooden sash windows with the remainder being a mix of single and double glazed. There are radiators throughout along with the added benefit of a gas Rayburn. The inviting living room is ideal for both relaxed evenings enjoying the warmth from the wood burner, while the kitchen/dining room delivers serious charm with hardwood worktops, ample space for appliances and a Belfast sink providing a delightful space for cooking with the added benefit of a walk-in larder offering additional storage. The ground floor benefits from a wet room with a low-level W/C and a pedestal wash hand basin.

Upstairs, the bedrooms provide comfortable spaces to retreat to. The main bedroom is a good size, offering a restful setting, while the remaining bedrooms are ideal for

family or guests. The bathroom is fitted with a space saver bath, shower cubicle, low level W/C and a wash hand basin along with the airing cupboard housing the hot water tank.

OUTSIDE

Externally is a courtyard leading to a well-stocked garden which is completely enclosed. The charming courtyard has walled, and timber fenced boundaries providing plenty of space for outdoor table and chairs with a paved pathway winding up to a raised garden with a timber shed.

LOCAL AUTHORITY

East Devon District Council. Tel : 01404 515616
Council Tax Band C.

SITUATION

Castle Hill is ideally positioned for Axminster town centre and forms part of an individual street scene in one of the town's most historic areas. 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 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

All mains services connected.
Ultrafast broadband available.
Mobile network coverage is available in the area. Please refer to Ofcom's website.

EDUCATION

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

DIRECTION

What3Words
///highlighted.swipes.salads

MATERIAL INFORMATION

- 1.) The property is located in an area with a very low risk of flooding by sea or surface water.
- 2.) There is no allocated parking associated with the property, however permits are available for the council car parks which are located a short distance away.



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