

Symonds  
& Sampson

# 1 Beavor Cottages

Beavor Lane, Axminster, Devon



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Beavor Lane  
Axminster  
Devon EX13 5EQ

Symonds & Sampson are delighted to present this semi-detached cottage to the market which is full of charm and character.



- Semi detached cottage
  - Grade II listed
  - Off road parking
- Carport & workshop
  - Cottage garden
  - No onward chain

Guide Price **£260,000**

Freehold

Axminster Sales  
01297 33122  
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## THE PROPERTY

On entering you are immediately aware that the cottage has a lovely feel throughout, blending period charm with modern fixtures that have been added in recent years, benefitting from a pretty cottage garden and to the front you will find off road parking for at least three cars, together with an electric vehicle charging point. The property is available with no onward chain.

## ACCOMMODATION

A two-bedroom Grade II Listed thatched cottage thought to be in the region of 300 years old and situated about half a mile from the town centre. Beyond its exterior, the cottage welcomes you with a charming entrance hall that leads into a cosy lounge with an open fire, a warm dining area with a door leading out into the garden, and a characterful kitchen which has a built-in larder, Belfast sink, and space for a washing machine and under counter fridge. There are also two double bedrooms, one to the ground floor which could be used as an office or separate dining room. The cottage benefits from a gas central heating system, with the boiler having been replaced within the last year. The recently upgraded bathroom is located to the first floor and is fitted with a white suite.

## OUTSIDE

Outside, the cottage stands in delightful gardens,

beautifully planned with established shrubs, vegetable plot, a timber shed and a Victorian style dwarf wall greenhouse. There's even a small utility room/workshop to the rear with light, power and water connected; a perfect private haven to complement the cottage's timeless charm.

## LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band B.

## SITUATION

The property is set on Beavor Lane heading towards the outskirts of Axminster and offers a good combination of town and distant country views, as well as the convenience of being just over half a mile from the town centre. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported country produce market held in Trinity Square every Thursday. 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 train station that is on the direct line to London Waterloo to Exeter line.

## SERVICES

All mains services connected.  
Broadband: Ultrafast available  
Mobile coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.  
Source- ofcom.org

## DIRECTIONS

<https://w3w.co/truffles.dishing.debater>

## MATERIAL INFORMATION

The vendor would like to mention that work to the ridge of the thatch is due to be completed soon. The front thatch was replaced in or around 2019 and the back in or around 2011.

The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk



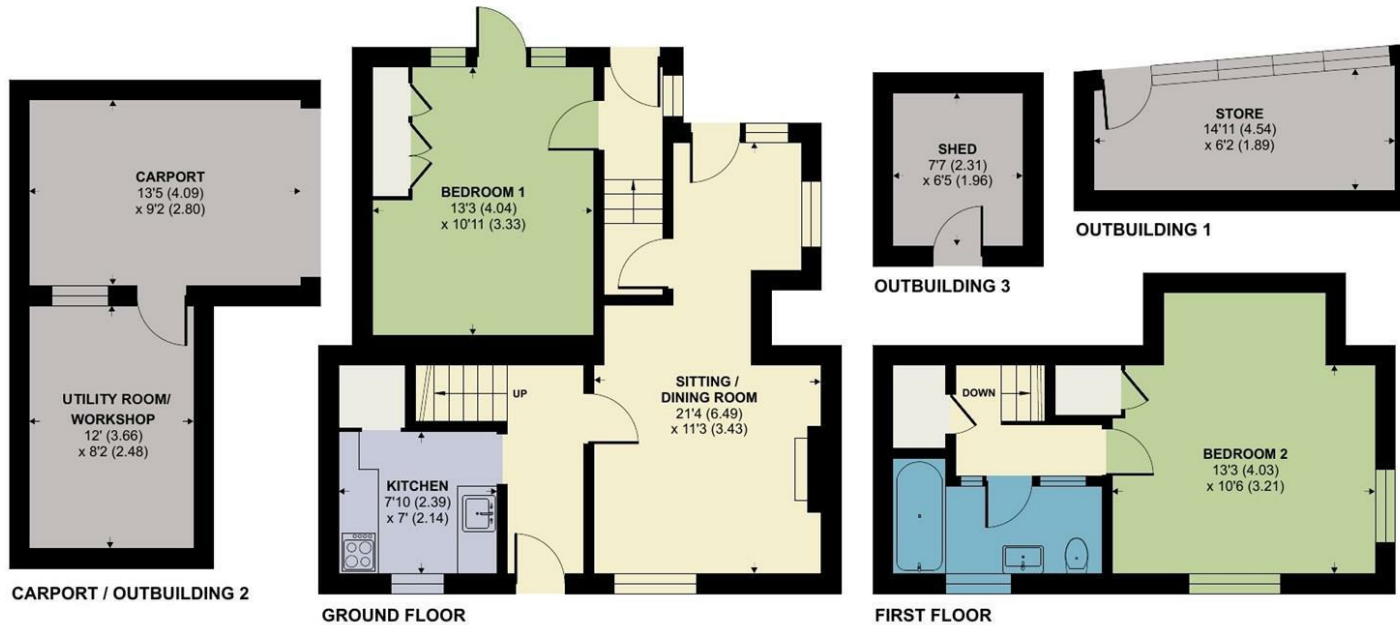
## Beavor Lane, Axminster

Approximate Area = 795 sq ft / 73.8 sq m (exclude carport)

Outbuildings = 230 sq ft / 21.3 sq m

Total = 1025 sq ft / 95.1 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1381848



Axm/RS/17.11.25



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