

6 Loup Court

Axminster, Devon

6 Loup Court

Axminster
Devon EX13 5FD

Spacious three bedroom modern mews property with allocated parking for two vehicles, low maintenance garden and pleasant outlook.



- No onward chain
- Potential rental income £1100 PCM
 - Generous kitchen/dining room
 - Two bathrooms
 - Downstairs cloakroom
- Parking for two vehicles
- Built in wardrobes

Guide Price **£250,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

6 Loup Court occupies a cul de sac location and forms part of a small development of just 11 modern properties. The property features delightful views to the rear of the surrounding countryside and is welcomed to the market with the benefit of no onward chain. The current owners have recently upgraded both bathrooms as well as many of the carpets. There is a gas fired central heating system, extensive double glazing and the luxury of two parking spaces. Overall the property is larger than you first expect with close to 950 sq ft of accommodation and plenty of storage options.

ACCOMMODATION

To the front elevation is a double glazed front door that opens into the entrance hallway where there is a useful downstairs cloakroom and staircase rising to the first floor. The kitchen/dining room offers ample space for a dining table and has been fitted with a good range of cream fronted units, an integrated oven, and has space for further appliances. The sitting room is well proportioned with direct access onto the garden along with views over the surrounding countryside. To the first floor are three bedrooms and a particularly spacious family bathroom fitted with a matching white suite and shower over the bath. The master bedroom includes an en-suite shower room and built-in wardrobe. Further storage cupboards are located on the landing and in the sitting room.

OUTSIDE

To the front of the property is a lockable store and small area of gravelled garden. To the rear is a southerly facing enclosed courtyard garden laid to paving and chippings. Opposite the house are two allocated parking spaces to the property.

SITUATION

Loup Court is set along Lyme Road approximately one mile from Axminster town centre with nearby primary and secondary schooling. 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 Cafe at Trinity Hill.

DIRECTIONS

What3Words
///pegs.genetics.first

SERVICES

All mains services connected.
Ultrafast broadband and mobile coverage available. Please refer to Ofcom's website.

LOCAL AUTHORITY

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

MATERIAL INFORMATION

The land around the property is at very low risk from flooding from rivers and seas, and surface water. The land to the south of Loup Court was part of a planning application for the construction of 106 homes and associated road works under ref 19/0150/MFUL. The application is currently pending following no further updates since 2022 registered online.

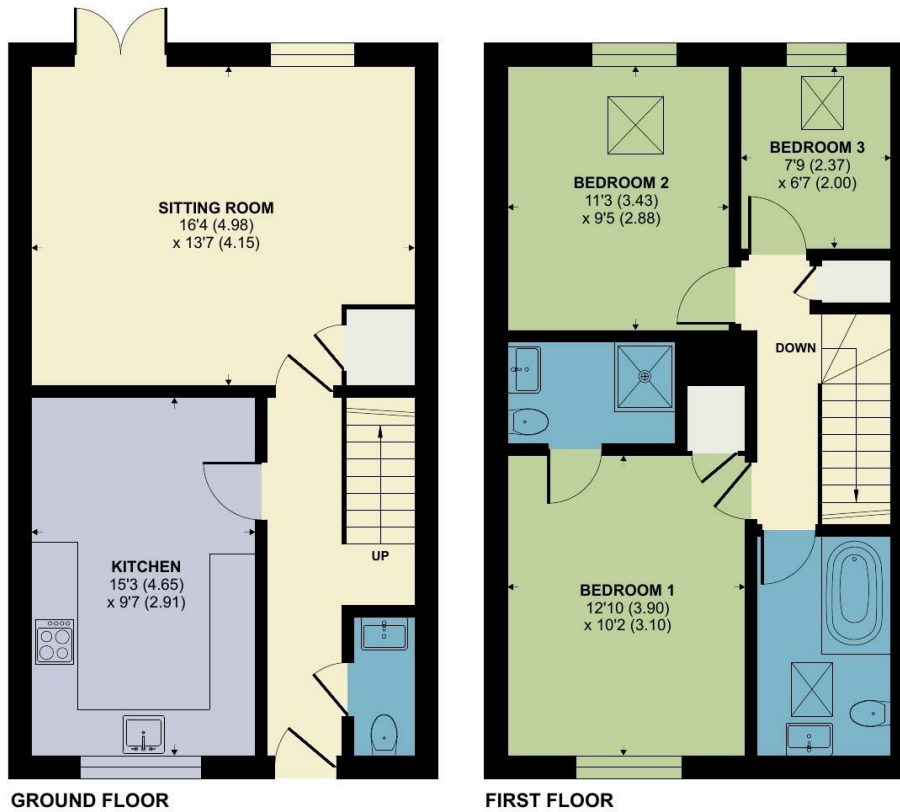




Loup Court, Axminster

Approximate Area = 960 sq ft / 89.1 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 2026. Produced for Symonds & Sampson. REF: 1402516



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		86
B		
C		
D		
E		
F		
G		
Very energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Axm/RIS/28.1.26



01297 33122

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



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