

Symonds & Sampson

20 Morton Way

Boxfield Road, Axminster, Devon

20 Morton Way

Boxfield Road
Axminster
Devon EX13 5LE

A beautifully presented and extended three double bedroom home with large kitchen/dining room situated on the outskirts of Axminster.

3 1 1

- Views over Axminster & surroundings
- Large kitchen/dining room
- Integral appliances
- Downstairs cloakroom
- Three double bedrooms
- Gas fired central heating
- Extensive double glazing
- Low maintenance garden

Guide Price £265,000
Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk







THE PROPERTY

Tucked away at the end of no-through road and constructed some 15 years ago by Betterment Homes, this once modest property has been transformed by the current owner after adding a substantial two storey extension to the rear elevation. Well cared for, this home is ready to welcome first-time buyers, downsizers, or anyone seeking a low-maintenance, stress-free lifestyle where town amenities, and countryside beauty are always within easy reach. Being a modern home the property benefits from good energy efficient credentials as well as contemporary fixtures and fittings. The property is subject to a section 157 of the local housing act meaning that interested parties must either live or work in the area.

ACCOMMODATION

The well-balanced accommodation consists of a spacious entrance hall where you will find a useful downstairs cloakroom which also provides plumbing for a washing machine. On your left is the dual aspect sitting room with double doors leading out to the garden. While the spacious kitchen/dining room also features direct access to the garden. Fitted with an excellent range of units finished in white gloss with contrasting work surfacing, integrated appliances and breakfast bar. To the first floor are three double bedrooms, all benefitting from built in/fitted wardrobes. The family bathroom includes a modern white suite with shower over the bath and extensive tiling.

OUTSIDE

To the front of the property is a timber bin store and outside light. The rear courtyard garden is completely paved with a garden store, gated side access and water supply. Beyond the garden is a communal parking area.

SITUATION

Occupying a relatively level site and enjoying views over the town towards open countryside, Morton Way is set in an established residential area of Axminster on the eastern outskirts of town. There are several footpaths nearby which offer picturesque countryside walks, along with the added benefit of Axminster town and train station being half a mile away. 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 a supermarket, community groups, leisure facilities, schooling and train station that is on the direct line to London Waterloo and Exeter. Every Thursday Trinity Square play host to a well supported local produce market.

DIRECTIONS

What3Words
///nylon.stirs.grass

SERVICES

Mains gas, electric, water and drainage.
Broadband - Ultrafast broadband is available
Mobile Network Coverage - There is mobile network coverage in the area. Please refer to Ofcom's website for further details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL INFORMATION

The area around the property is at very low risk of flooding from rivers, seas and surface water.

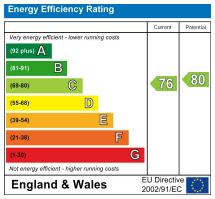






Morton Way, Boxfield Road, Axminster

Approximate Area = 964 sq ft / 89.5 sq m
Outbuilding = 67 sq ft / 6.2 sq m
Total = 1031 sq ft / 95.7 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: 1486547

Axm/RIS/24.11.26

RICS Regulated by RICS
naea | propertymark PROTECTED
www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

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 they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.
All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.