



Symonds
& Sampson



A photograph of the rear garden of a single-story brick house. A wide concrete path leads from the foreground towards a white garage door on the left. To the right of the path is a lawn with some dry patches and a few bushes, including a large rounded one. A wooden fence runs along the back of the garden, with trees visible behind it. The sky is blue with light clouds. A green semi-transparent banner is at the bottom of the image, containing the address and location text.

5 Marlborough Close

Musbury, Axminster, Devon

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Musbury
Axminster
Devon EX13 8AP

An extended 2/3 bedroom bungalow, set in level gardens and in close proximity to village amenities with the benefit of no onward chain.



- Low maintenance brick elevations
 - Flexible accommodation
- Modern bathroom & fitted kitchen
 - Gas central heating
 - Extensive double glazing
 - Good size driveway
 - Cul de sac position
 - Close to facilities
 - Nearby bus stop

Guide Price **£285,000**

Freehold

Axminster Sales
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THE PROPERTY

Welcomed to the market for the first time since its construction during the 1970's, what was meant to be a stop gap has spent the past five decades being a much loved family home. The original accommodation has been cleverly extended to provide an additional guest bedroom beyond the garage which adds a good degree of flexibility to perspective purchasers. The property has been well maintained during our client's ownership and includes a gas fired central heating system and extensive double glazing. It is worth noting that the property offers excellent parking arrangements with a long private driveway suitable for three vehicles.

ACCOMMODATION

To the front of the property is a double glazed entrance porch with doorway leading to a central entrance hallway with loft access. On your left is the dual aspect sitting room, opposite the dining room/bedroom three. The master bedroom overlooks the rear garden and includes fitted wardrobes. There is modern bathroom comprising a white suite with shower over and extensive tiling. While the kitchen includes a good range of wall and base units in cream with marble effect work surfacing and space for appliances. From the kitchen a tiled passageway leads to the guest bedroom with en suite facilities, utility space and integral access to the garage.

OUTSIDE

The the front of the property is a level lawned garden with mature shrubs, garage and driveway. Beside the garage is a useful area for bin storage. The rear garden features a large seating area with raised bed, established shrubs and outside tap.

SITUATION

The property is centrally located within the picturesque village of Musbury which stands on the eastern flank of the River Axe, midway between Axminster and Seaton. There is a local primary school, parish church, public inn and garage with convenience store/post office. The nearby market town of Axminster (3 miles) has a good a selection of shops including two supermarkets, plus schools, churches and a main line railway station on the Exeter to Waterloo line, while the coastal town of Seaton (4 miles) has many small independent retailers, a local hospital, major supermarket, doctors surgeries, primary school, banks and building societies. Seaton is a popular resort for holiday makers, and boasts a wealth of activities including golf, tennis, bowls and sailing.

DIRECTIONS

What3Words
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SERVICES

Mains electric, gas, water and drainage. Superfast broadband and mobile network coverage are available in the area. Refer to Ofcom's website for more details.

LOCAL AUTHORITY

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

MATERIAL INFORMATION

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



Marlborough Close, Musbury, Axminster

Approximate Area = 848 sq ft / 78.7 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 998 sq ft / 92.6 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
Less energy efficient - higher running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D	67	77
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: 1501085



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