

Symonds
& Sampson



7 Chard Road
Axminster, Devon

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Axminster
Devon EX13 5HN

This impressive semi-detached property has been extended and thoughtfully improved to provide spacious and versatile accommodation ideal for modern family living.



- Semi Detached House
 - Utility & Cloakroom
- Modern Kitchen/ Dining/Family Room
 - Enclosed level Rear Garden
 - Garage & Off-Road Parking

Guide Price **£385,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

The property, which has been greatly improved by the current owners into an extended and well-presented four bedroom family home, offers exceptional living space, ample parking, level rear garden and situated on a well-established residential road on the northern edge of Axminster.

ACCOMMODATION

Upon entering the residence from the double-glazed porch, you are greeted by an entrance hall which leads through the living room with a wood burning stove into a fantastic open-plan kitchen/ dining /family room, an ideal space for both relaxing and entertaining. This spacious area offers a sociable hub for family meals and gatherings and leads through a door to the rear of the integral garage where you will find a utility area with space and plumbing for a washing machine. A doorway leads into a cloakroom, fitted with a low-level W/C and wash hand basin.

Upstairs, the property continues to impress with four generous bedrooms with an en-suite shower room to the principal bedroom and a double-glazed door to a balcony overlooking the garden. A family bathroom serves the remainder of the bedrooms, ensuring comfort and practicality for the whole household.

OUTSIDE

Immediately to the front of the property is a driveway with access to the garage. To the rear lays a lawned garden which benefits from a paved patio/seating area and a shed. The garage has power & light and an electric door to the front for vehicle access.

LOCAL AUTHORITY

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

SITUATION

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, schooling and train station that is on the direct line to London Waterloo and Exeter.

SERVICES

All mains services connected.
Ultrafast broadband and mobile network coverage are available. Refer to Ofcom's website for further information.

DIRECTIONS

<https://w3w.co/regulates.legal.refilled>

MATERIAL FACTS

The property is situated in a location with a very low risk of flooding.





Chard Road, Axminster

Approximate Area = 1476 sq ft / 137.1 sq m

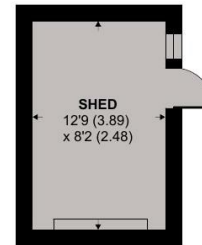
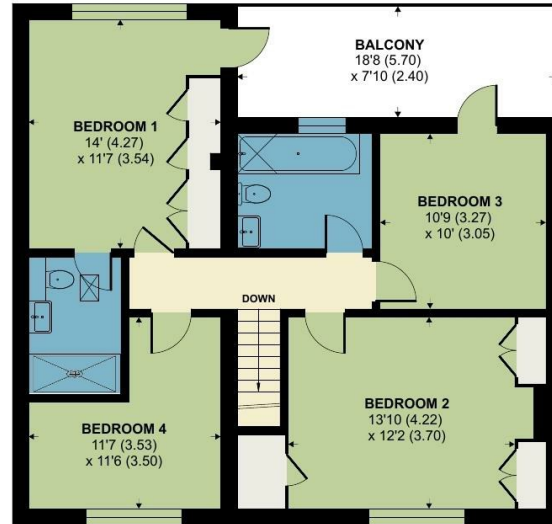
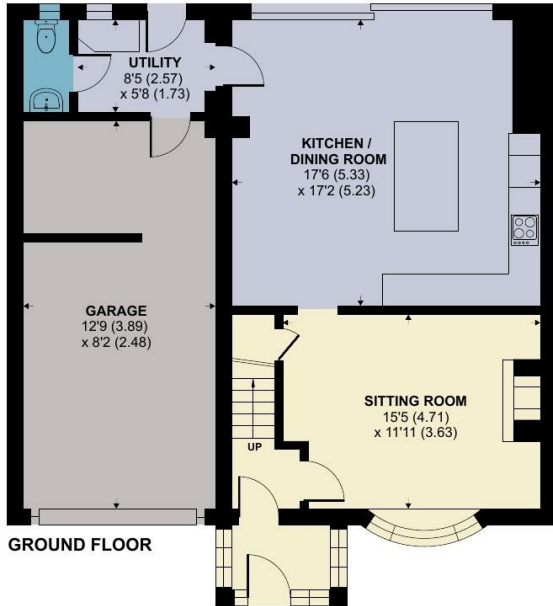
Garage = 278 sq ft / 25.8 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 1858 sq ft / 172.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
Very energy efficient (A)	92-100		
Energy efficient (B)	81-91		
Decent (C)	69-80		
Needs improvement (D)	55-68		
Needs improvement (E)	39-54		
Needs improvement (F)	21-38		
Needs improvement (G)	1-20		
All energy efficient - higher running costs			
England & Wales		71	78
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Symonds & Sampson. REF: 1440360



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