



Symonds
& Sampson

18 Three Acre Close
Axminster, Devon

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Axminster
Devon EX13 5GJ

A modern four double bedroom family home with garage, enclosed garden, elevated views over the Millbrook and no onward chain.



- Four double bedrooms
- Open plan living space
 - Two bathrooms
 - Gas central heating
- Extensive double glazing
 - Enclosed garden
- Good size single garage
 - No onward chain
 - Separate Cloakroom

Guide Price **£265,000**

Freehold

Axminster Sales
01297 33122

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THE PROPERTY

Constructed by Wainhomes in during 2014 this attractive three storey town house benefits from a pretty stone facade and has no onward chain. The property features four well-proportioned double bedrooms and makes for an excellent family home with primary and secondary schools nearby. There is a garage located under a nearby coach house and a larger than average garden to the rear.

ACCOMMODATION

To the front of the property the entrance hallway grants access to the ground floor cloakroom and staircase rising to the first floor accommodation. The main living space enjoys a free flowing open plan design with the kitchen area located to the front of the property. The kitchen is well equipped and fitted with a good range of units, finished in sage green with contrasting work surfacing, an integrated oven, dishwasher and space for additional white goods. There is a dedicated dining area adjoining the kitchen and a living space overlooking the garden which can be accessed via double doors. To the first floor is the spacious master bedroom with ensuite facilities and a fourth bedroom. On the second floor are two generous double bedrooms and family bathroom which includes a full suite and separate shower enclosure. The property has extensive double windows and gas fired central heating throughout.

OUTSIDE

To the rear is a small patio seating area with steps leading up to a lawned garden. The garden sweeps around to your left and a pathway continues to the garage which can be accessed from the garden via a pedestrian door. The garage has an up and over door and is set beneath 20 Four Acre Close (2nd garage door in from the right).

SITUATION

Three Acre Close forms part of the Millbrook Meadows housing development located less than a mile from the town centre of Axminster. The development is well placed for local schools. 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 independent shops, supermarket, as well as churches, cafes and restaurants. It is also home to a vibrant local produce market held every Thursday in Trinity Square.

DIRECTIONS

What3Words
///roaming.reworked.opts

SERVICES

All mains services connected.
Ultrafast broadband and mobile network coverage are available. Refer to Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL INFORMATION

The area around the property is at very low to low risk of flooding from both surface water and rivers & seas. We are aware of a planning application made in 2021 for the development of 29 houses to the east of Three Acre Close. At the date of instruction by our clients the application is awaiting a decision. Further details are available on the East Devon planning portal ref 21/3025/MFUL. The development is subject to a management fee per annum.



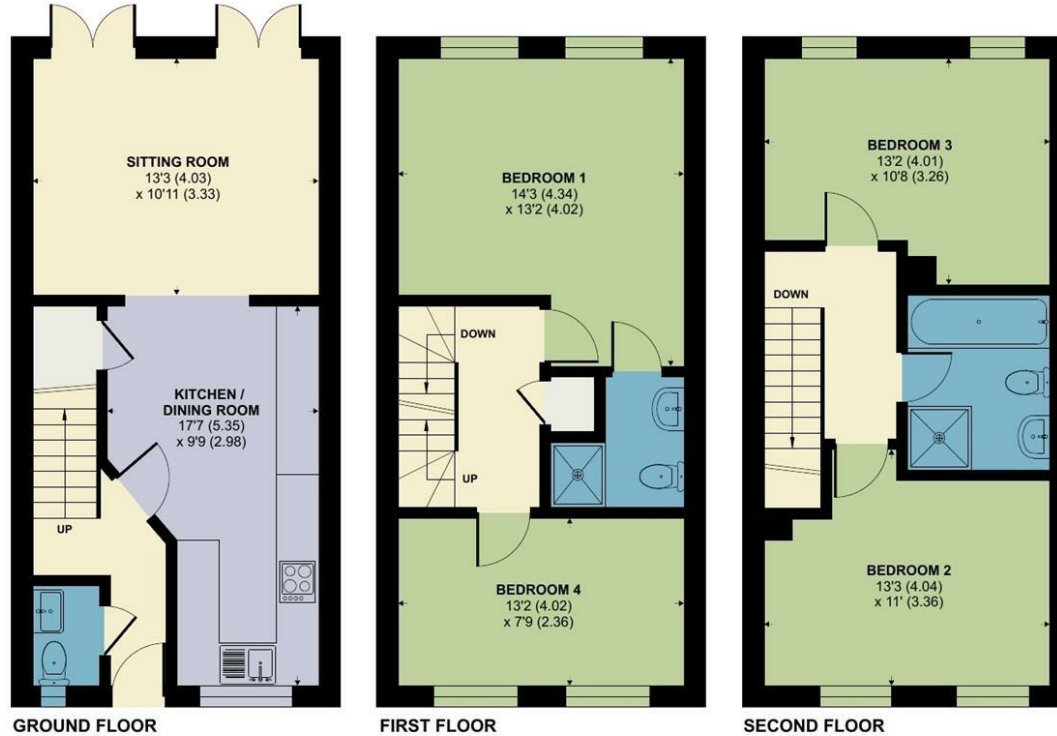
Three Acre Close, Axminster

Approximate Area = 1149 sq ft / 106.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		81
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-40 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: 1430902



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