

2 Rougemont Terrace

Musbury Road, Axminster, Devon

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Musbury Road
Axminster
Devon EX13 5JP

A very well proportioned traditional Victorian residence offering spacious rooms, an eat in kitchen and pretty walled garden. No onward chain.



- Period terraced house
- Two formal reception rooms
 - Good size kitchen
 - Two double bedrooms
- Spacious first floor bathroom
- Modern double glazed windows
 - Gas fired central heating
 - No onward chain

Guide Price **£240,000**

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

This wonderful period home is welcomed to the market with a wealth of charm and character as well as modern day home comforts. The flexibility of two formal reception rooms and an eat in kitchen allows for one of the reception rooms to be considered for an alternative use. The combination of good ceiling heights, large windows and a well positioned Velux window over the staircase means that the house has a light and airy feeling. Exposed floorplans and two original cast metal fireplaces are a reminder of yesteryear, while the updated fittings including the bathroom and kitchen add to the overall allure of this traditionally constructed home.

ACCOMMODATION

The free flowing room arrangements include two generous reception rooms, set off the main hallway. The sitting room features a large bay windows and wood burning stove, while the dining room overlooks the rear garden and is set beside the kitchen/dining room, fitted with a good range of units, space for appliances and dining table. To the first floor are two double bedrooms and a smart family bathroom. The attic is boarded with Velux window.

OUTSIDE

To the front of the property a low brick wall and established shrubs provide an ideal screening from Musbury Road. To

the rear is a pretty courtyard garden, enclosed by a combination of brick and stone walling with a modern coloured steel fence. The gardens include a variety of mature shrubs with low maintenance stone chippings and seating area.

SITUATION

Rougemont Terrace is well placed for the main town and the train station, both being within walking distance. 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. Trinity Square plays host to a well supported traditional market every Thursday.

DIRECTIONS

What3Words
///sway.limiting.zinc

SERVICES

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

LOCAL AUTHORITY

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

MATERIAL INFORMATION

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



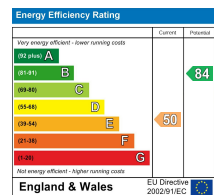
Rougemont Terrace, Musbury Road, Axminster

Approximate Area = 1039 sq ft / 96.5 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: 1508086



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