



## 2 Clover Close Shute, Axminster, EX13 7QJ

Guide Price £385,000 Freehold

- Three Bedroom Semi-Detached Country Cottage
- Kitchen/Diner
- Lounge
- Cloakroom
- Family Bathroom
- Gated Driveway Parking
- Countryside Location

## 2 Clover Close Shute, Axminster EX13 7QJ

This immaculate three-bedroom semi-detached house is for sale in the peaceful countryside near Axminster, offering generous space inside and out, plus attractive rural views.

At the heart of the home is an open-plan kitchen/diner with a central island, wood countertops and excellent natural light. There is ample dining and breakfast space, making it easy to enjoy everyday meals and relaxed get-togethers. The open-plan reception area flows neatly from here, featuring a fireplace and views over the garden, creating a welcoming focal point for the home.

All three bedrooms are doubles, providing flexible accommodation for families, visiting guests or those needing a home office. The property includes one bathroom and benefits from private parking and a garden, ideal for spending time outdoors and making the most of the countryside setting.

Overall, this three-bedroom semi-detached house for sale combines an immaculate interior with outstanding countryside views and practical features such as ample parking and a relaxing garden.



Council Tax Band: C



### Conservatory

The perfect welcoming space to hang coats and boots. Door leading to the accommodation and two skylights.

### Entrance Hallway

Doors leading to the accommodation with stairs with a wooden hand rail and balustrade ascending to the first floor. Radiator and smoke detector overhead.

### Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and a hand wash basin. An opaque window to the side aspect and a heated towel rail.

### Kitchen/Diner

18'7" x 14'0"

The kitchen area is fitted with a range of matching wall and base units with work tops over comprising a ceramic sink, continuing round to a four ring electric induction hob with an extractor hood above and an oven underneath. Fitted with an integral Neff fridge freezer, washing machine and slimline dishwasher. The kitchen further benefits from kitchen island, understairs storage cupboard, two windows to the rear aspect and a smoke detector. The main feature of the dining area is a decorative inglenook fireplace and French doors to the front aspect that open onto the front garden and enjoys views across the surrounding countryside.

### Lounge

10'2" x 8'10"

Featuring a wood burning fireplace with a window to the front aspect and radiator.

### Landing

Doors to the accommodation with a smoke detector and loft access overhead.

### Bedroom 1

15'11" x 11'3"

A double bedroom with a window to the front aspect enjoying views across the surrounding countryside, radiator, storage cupboard and a decorative cast iron fireplace.

### Bedroom 2

11'3" x 10'4"

A double bedroom with a window to the front aspect enjoying views of the surrounding countryside, radiator and a decorative cast iron fireplace.

### Bedroom 3

12'5" x 6'9"

A double bedroom with a window to the rear aspect and a radiator.

### Family Bathroom

Fitted with a white suite comprising a bath unit with a wall mounted mains shower, a hand wash basin and a low level hand flush w.c. Further benefiting from an opaque window to the side aspect and a heated towel rail.

### Outside

Sat on the generous plot which is approximately a third of an acre and is predominantly laid to lawn, enjoying outstanding views across the surrounding countryside. Accessed by a gated driveway with off road parking for two to three vehicles. A patio seating area off the dining area is perfect to enjoy summer evenings with friends and family. A wooden summerhouse is a welcome addition to this country garden.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Utilities: Oil fired central heating, main water, main electric, private drainage

via a shared septic tank that sits on the neighbours property. We have been advised that the septic tank is non compliant.

Broadband: Fibre to cabinet broadband is available. Please visit [openreach.com](http://openreach.com) for more information

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

Currently waiting on retrospective planning approval on the conservatory.

### Location

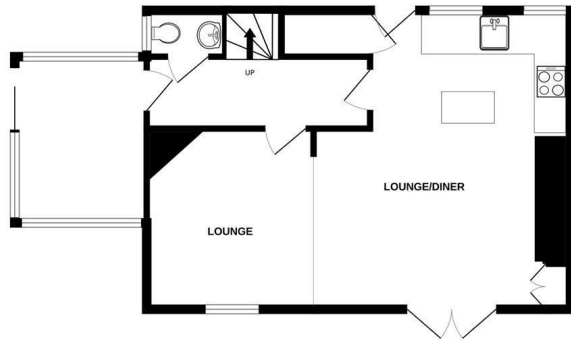
Shute and the surrounding area offer access to scenic walks and green spaces, with nearby East Devon countryside and the wider Area of Outstanding Natural Beauty within easy reach. Axminster town centre provides further amenities, including independent shops, cafés and everyday services.

For travel and commuting, Axminster railway station connects to Exeter St Davids and London Waterloo, with typical journey times of around 35–40 minutes to Exeter and approximately 2 hours 45 minutes to London, subject to service. Road links lead towards the A35 for access across East Devon and towards the Jurassic Coast.





GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

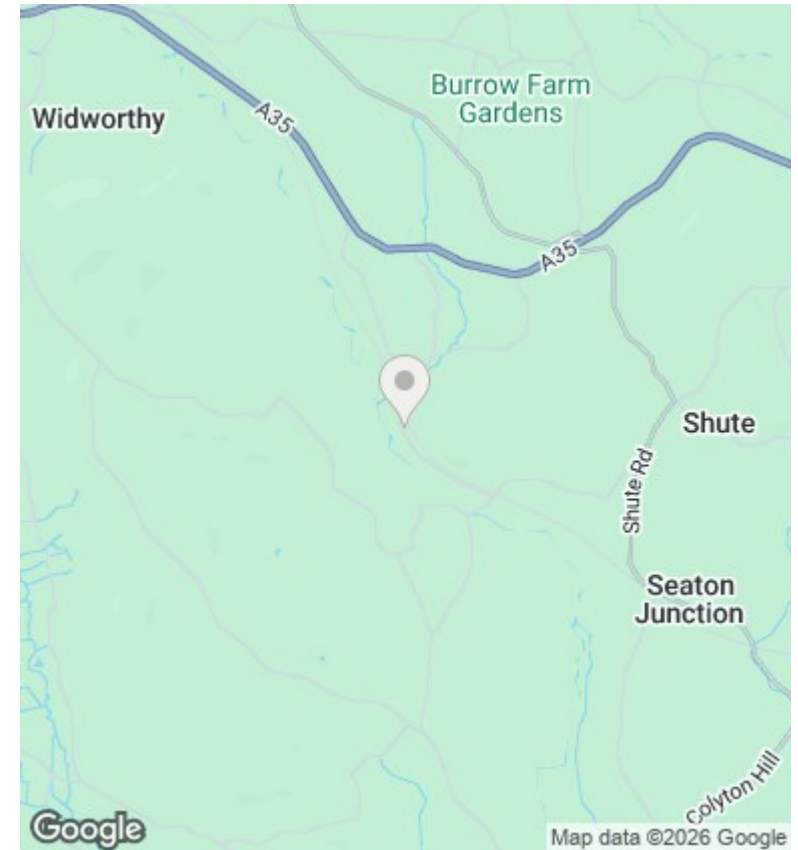


1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

what3words: ///unfocused.dabbling.lads

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	