

Symonds
& Sampson

16 Fosseway Close
Axminster, Devon

16 Fosseway

Close

Axminster
Devon EX13 5LW

An excellent opportunity to purchase a detached three bedroom bungalow just a short walk from the town centre, with a driveway which leads to the single garage. The property comes to the market with the benefit of NO ONWARD CHAIN.



- Link detached bungalow
- Enclosed rear garden
- Adjoining garage & off road parking
 - Close to town
 - No onward chain

Guide Price **£310,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Perfect for downsizers or buyers seeking a home with potential to personalise, this well-positioned home is located in a cul de sac just a few minutes from the town centre. With no onward chain, garage, garden it's ready for a new chapter. Built during the 1970's, the property has a feeling of space as soon as you walk through the front door. The property is decorated in neutral colours throughout and benefits from a gas fired central heating system and double-glazed windows.

ACCOMMODATION

This home offers a spacious and well-balanced layout ideal for someone ready to put their own stamp on it. The lounge is a good size and made bright by a large window, creating a welcoming space that looks out onto the front aspect. The kitchen is fitted with a range of modern light-coloured units with work surfacing, fitted hob, oven and cooker hood and space for white goods. There is also a sliding patio door leading into the conservatory and garden. While the interior would benefit from a little redecoration and modernisation, the home has strong bones typical of a 1970s build, offering an excellent foundation. There are three bedrooms, both comfortably sized with the bathroom being centrally positioned and easily accessible, with scope for upgrading to suit modern needs.

OUTSIDE

The front garden has been laid with pavers, with the driveway to the side, providing space for parking and access to the garage. The fully enclosed rear garden is located through a pedestrian gate and

is a real feature of the property. This is a private and established setting with raised terraced beds, shrub borders and a useful shed at the far end and a pond. A patio is perfectly placed to capture the early morning sun.

LOCAL AUTHORITY

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

SITUATION

The property is located in a perfect position as it is just a 'few minutes' walk from the nearby town centre. 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. It is also home to Hugh Fearnley Whittingstall's famous River Cottage HQ at nearby Trinity Hill.

SERVICES

All mains services connected.

Broadband: Ultrafast available

Mobile network coverage: There is mobile coverage available in the area, please refer to Ofcom's website for further details.

Source- Ofcom.org

DIRECTIONS

<https://w3w.co/pinch.hires.cracks>

On foot from our office in Trinity Square, turn left and proceed along Silver Street. At its junction with South Street, cross the road, bear left, and turn immediately up Coombefield Lane. At the end of the lane turn right where the property can be found after a few hundred yards on your left- hand side. By car from our office in Trinity Square, proceed out of Axminster town centre on the Lyme Road and take the third right into Lyme Close. Continue along this road following it around to your right and the turning for Fosseway Close can be found on your right-hand side.

MATERIAL INFORMATION

- 1.) The property is at a very low risk of flooding from both rivers & seas and surface water.
- 2.) The property is being sold with no onward chain
- 3.) The property benefits from owned solar panels, the electricity from which is sold back to the grid on a feed in tariff.



Energy Efficiency Rating		
Current	Future	
A	B	
B	C	
C	D	
D	E	
E	F	
F	G	
G		
Not energy efficient - higher running costs England & Wales EPC 73 / 76 2020/01/10		



Fosseway Close, Axminster

Approximate Area = 944 sq ft / 87.7 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1088 sq ft / 101 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: 1424397



Axm/RS/11.3.26



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