



Symonds  
& Sampson

20 Chapel Way

Axminster, Devon

# 20 Chapel Way

Axminster  
Devon EX13 5GY

A three-bedroom, semi-detached modern family home which was built in 2022 and comes to the market with NO ONWARD CHAIN.



- Semi detached house
  - Cloakroom
- Enclosed rear garden
- Electric vehicle charging point
  - Off road parking
  - No onward chain

Guide Price **£255,000**

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

This impressive modern home is offered to the market in excellent decorative order throughout as well as benefitting from modern fixtures and fittings and the remaining balance of the NHBC warranty and NO ONWARD CHAIN.

## ACCOMMODATION

On entering the property, you are greeted into a hallway with a cloakroom to the right-hand side. A door opens into the light and airy living room with stairs rising to the first floor. A door leads into an impressive kitchen/dining room which includes double doors that lead out to the garden. The kitchen is comprehensively fitted with a wide range of modern units with a built-in oven and hob and space and plumbing for a washing machine and a fridge freezer. To the first floor are three well-proportioned bedrooms and a beautiful family bathroom. The master bedroom includes an en-suite shower room. Gas fired central heating, mains wired smoke alarms and extensive double-glazed windows throughout.

## OUTSIDE

To the front are two parking spaces with an electric charging point, a gate gives access to the rear garden, which is fully enclosed and laid to lawn.

## LOCAL AUTHORITY

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

## SITUATION

Chapel Way is part of a new modern housing development less than a mile from the town centre of Axminster. 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 shops including two supermarkets; schools, as well as churches, cafes and restaurants.

## SERVICES

Mains Electricity, Gas, Water & Drainage.  
Broadband: Ultrafast available  
Mobile Network Coverage: Limited indoors, likely outdoors. Source- Ofcom.org

## DIRECTIONS

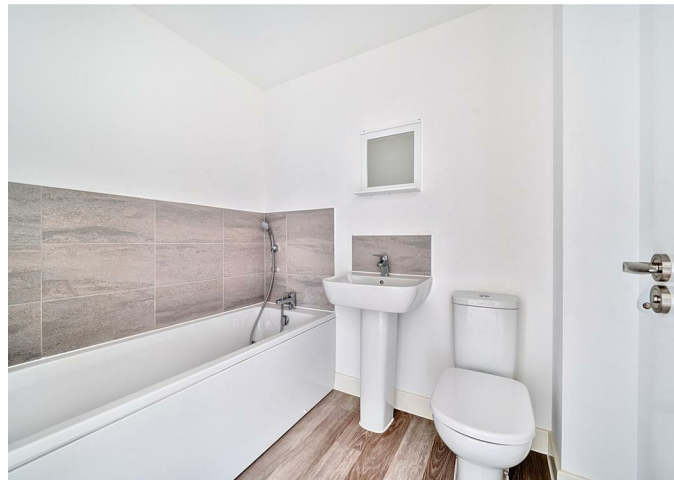
<https://w3w.co/fulfilled.superhero.mocking>

## EDUCATION

Primary schooling at Axminster. Good state secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Chard School, Perrott Hill at Crewkerne, the Exeter and Taunton Schools.

## MATERIAL INFORMATION

- 1.) There is an annual estates and management charge for the upkeep of the communal areas within the development.
- 2.) The property is at very low risk of flooding from both surface water & rivers and seas. Source- Gov.uk

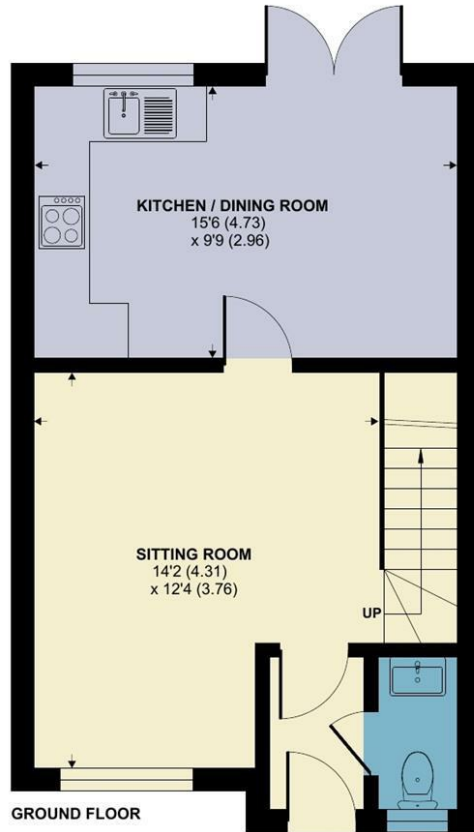


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	96
B	83
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

# Chapel Way, Axminster

Approximate Area = 746 sq ft / 69.3 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 2025. Produced for Symonds & Sampson. REF: 1299465



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