



Symonds
& Sampson

Kingfisher Cottage

Vale Lane, Axminster, Devon

Kingfisher Cottage

Vale Lane
Axminster
Devon EX13 5PX

A unique two bedroom detached house, close to town with parking for two cars and enclosed courtyard garden.



- Detached cottage
- Two double bedrooms
- Spacious kitchen/dining room
- Gas fired central heating
- Extensive double glazing
 - Enclosed garden
 - Parking for two cars
 - Level walk to Tesco
 - No onward chain

Guide Price **£200,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Kingfisher Cottage is an impressive detached two storey residence set along a no through road and conveniently placed for Axminster town. Rarely does a property of this nature become available within the old town, let alone one with parking. The property has an interesting history and was once the offices for South Western Gas Board before being sold in the mid 1990's. The cottage now offers spacious residential accommodation which has been the subject to a major renovation within the past 15 years, including replacing the former flat roof with a traditional pitched one.

ACCOMMODATION

To the front of the cottage is the dual aspect sitting room with stairs leading to the first floor accommodation and gas fire. To the rear is a spacious kitchen/dining room. Fitted with a wide range of matching wall and base units, a selection of integrated appliances, space for a dining table and access out to the garden. There is a useful lean to providing additional covered storage. To the first floor are two double bedrooms and a smart bathroom incorporating a white suite with shower over the bath and extensive tiling.

OUTSIDE

From the lane side is a gravelled private parking area suitable for two cars and gated access to an enclosed garden with artificial lawn.

SITUATION

Situated in a most convenient position and within walking distance of the centre of Axminster, the property is set alongside a no through road which leads on to a pedestrian walkway to Tesco. 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, schooling and train station that is on the direct line to London Waterloo and Exeter. Every Thursday a well supported local produce market is held in Trinity Square.

DIRECTIONS

What3Words
///lyricism.plants.cleanser

SERVICES

Mains electric, gas, water & drainage
Broadband : Ultrafast broadband available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL INFORMATION

The area around the property is at high risk from flooding from rivers and seas, and medium risk from surface water. There has been no history of flooding at the property in our clients ownership.



Kingfisher Cottage, Vale Lane, Axminster

Approximate Area = 790 sq ft / 73.3 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Not energy efficient - lower rating costs	
Band A	87
Band B	
Band C	
Band D	55
Band E	
Band F	
Band G	
Not energy efficient - higher rating 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: 1454814



Axm/RS/7.5.26



01297 331222

axminster@symondssandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT