



## 16 Prestor, Axminster, EX13 5BR

Guide Price £240,000 Freehold

- Two Bedroom Mid-Terraced House
- Conservatory
- Driveway Parking
- Lounge
- Bathroom
- Subject to a Section 157 Restriction.
- Kitchen/Diner
- Enclosed Rear Garden

# 16 Prestor, Axminster EX13 5BR

For sale is a 2-bedroom terraced house in Axminster, presented in immaculate condition and ready for its next owner to move straight in.

Inside, the property offers two reception rooms, providing flexible space for living and dining or perhaps a home office area. The well-planned kitchen includes useful dining space, ideal for everyday meals and relaxed entertaining.

Upstairs, there are two double bedrooms. The main bedroom benefits from built-in wardrobes, offering useful storage and helping to keep the room clutter-free. The property also has a bathroom and an EPC rating of D, along with a Council Tax band A.



Council Tax Band: A



### Hallway

Door leading to the accommodation and stairs with a wooden hand rail ascends to the first floor. Further benefiting from a radiator.

### Lounge

13'6" x 12'0" (4.14 x 3.68)

With a feature electric fireplace with a window to the front aspect and a radiator. Further benefiting from an understairs storage cupboard.

### Kitchen/Diner

17'2" x 8'8" (5.25 x 2.66)

Fitted with a range of matching wall and base units with work tops over. Comprising a sink and drainer with space and plumbing for a washing machine underneath. Continuing round to an integrated half fridge and freezer, a four ring electric hob with an extractor hood above and an eye level double oven. The dining area is perfect for entertaining and benefits from a radiator and boiler, which was fitted in December 2025.

### Conservatory

9'11" x 11'8" (3.03 x 3.58)

A fully uPVC double glazed conservatory benefiting from a radiator and French doors opening onto the rear garden.

### Landing

Doors leading to the accommodation with loft access overhead.

### Bedroom 1

12'7" x (3.86 x )

A double bedroom with a window to the front aspect and fitted with a range wardrobes, table dresser and drawers. Further benefiting from a radiator and an airing cupboard.

### Bedroom 2

11'2" x 8'9" (3.41 x 2.69)

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

### Bathroom

Fitted with a coloured suite comprising a bath unit with a wall mounted electric shower, a low level hand flush w.c. and a hand wash basin inset into a vanity unit. Further benefiting from an opaque window to the rear aspect and a radiator.

### Outside

A fully enclosed rear garden which is predominately laid to lawn with a paved walkway to one side. The garden features a gravelled BBQ area and at the rear of the garden is a wooden workshop that benefits from power and lighting.

### Location

Axminster is a popular East Devon market town with a good range of everyday amenities, supermarkets, and independent shops. Nearby, you'll find green spaces and countryside walks, with the beautiful Jurassic Coast at Seaton and Lyme Regis reachable by car.

Transport links are a particular strength: Axminster railway station connects directly to Exeter and London Waterloo. Journeys to Exeter typically take around 35–40 minutes, with services to London commonly taking around 2 hours 45 minutes, making this location appealing for both local employment and longer-distance commuting. Regular bus services operate to surrounding towns and villages.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: A

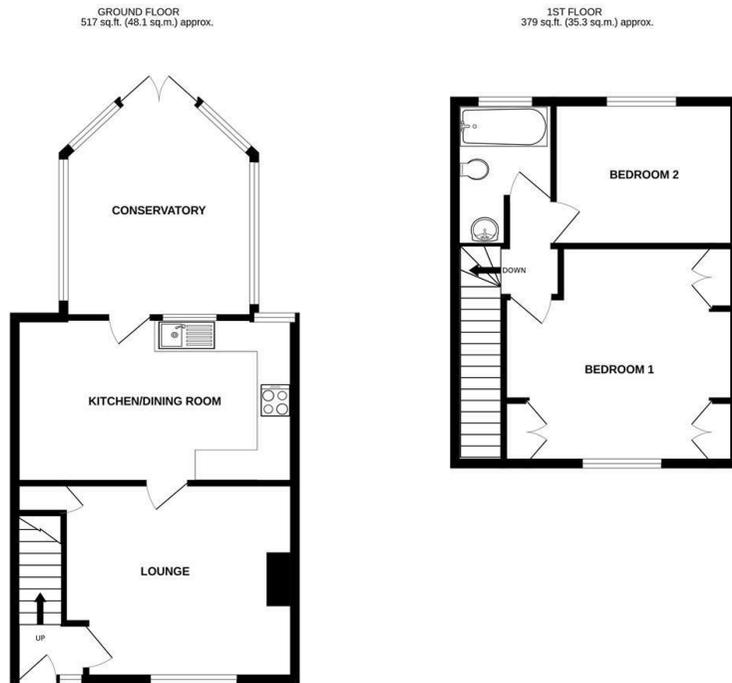
Utilities; All utilities are mains connected

Broadband: Full fibre broadband is available to order. Please visit [openreach.com](https://openreach.com) for more information

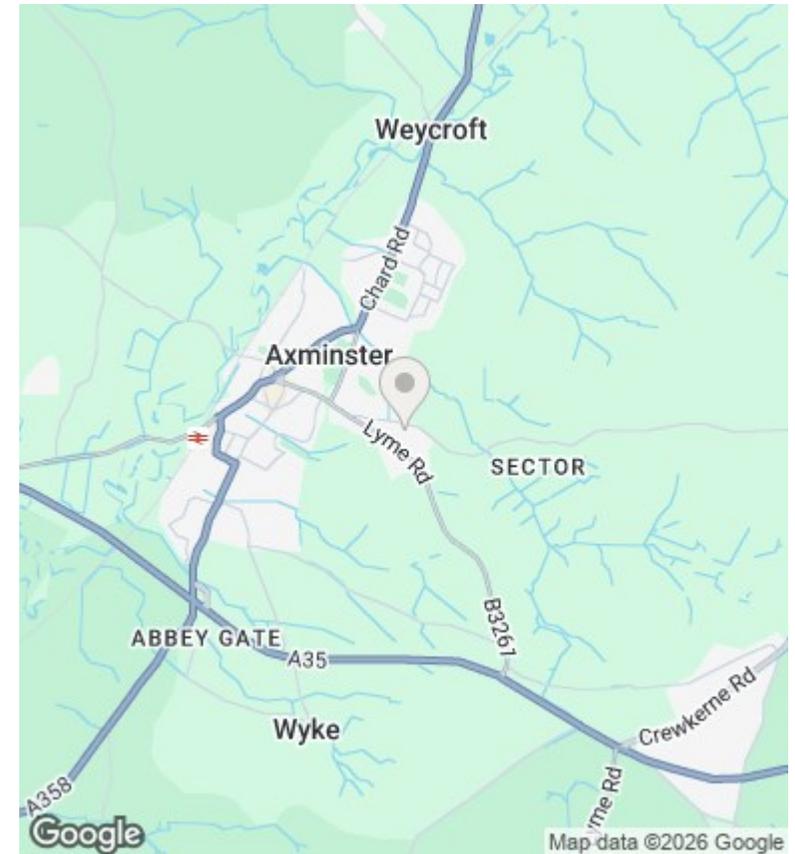
Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](https://checker.ofcom.org.uk)  
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

Restriction: Property is subject to a Section 157 restriction.

Rights of Way: The property enjoys a right of way around Number 15 Prestor.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with harrispix 12/2019



## Directions

From our office in Axminster proceed through the town centre, continue up the Lyme Road and turn left into Sector Lane. Continue along Sector Lane and turning right onto Prestor. The property can then be found on the left hand side.

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	