



The Brambles Musbury, Axminster, EX13 8AW

Guide Price £310,000 Freehold

- Three Well-Proportioned Double Bedrooms
- Sunny Rear Patio Enjoying Sun From Morning Until Late Evening
- Ground Floor Cloakroom and Useful Entrance Porch
- Convenient For Axminster, Seaton, Lyme Regis and the Jurassic Coast
- Generous 17ft Lounge with Distinctive Curved Windows
- Attractive, Easily Managed Rear Garden
- Bus Stop Approximately Four Minutes' Walk Away
- Kitchen/Dining Area plus Garden-Facing Sun Room
- Gated Private Driveway and Off-Road Parking
- Village Pub and SPAR Approximately Five Minutes' Walk Away

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Set in the popular East Devon village of Musbury, The Brambles is a well-proportioned three-bedroom semi-detached home offering surprisingly generous and versatile accommodation, together with gated off-road parking and an attractive, easily managed rear garden.

The house has a particularly appealing ground-floor layout. At its heart is a generous kitchen and dining area, providing an excellent everyday living and entertaining space, with direct access to the garden. French doors from the dining room lead into the sun room, a light and comfortable additional reception space overlooking the garden and providing further access outside.

The separate lounge is an especially attractive feature of the property. Generously proportioned at approximately 17ft in length, it has a feature fireplace and distinctive curved windows which bring plenty of natural light into the room.

A useful side entrance porch provides space for coats and boots and includes a storage cupboard. The ground floor also benefits from a separate cloakroom.

Upstairs are three well-proportioned double bedrooms, an important advantage over the more usual arrangement of two double and a smaller third bedroom. The principal bedroom has fitted wardrobes, while the second bedroom also benefits from built-in storage. A spacious family shower room completes the first-floor accommodation.



Council Tax Band: D



Porch

A useful side porch perfect for coats and boots. Benefiting from a radiator and storage cupboard.

Hallway

Doors leading to the accommodation with stairs ascending to the first floor. Further benefiting from a smoke detector.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and a hand wash basin inset into a vanity unit. An opaque window to the side aspect and radiator.

Lounge

16'11" x 11'10" (5.17 x 3.61)

A welcoming reception room with a feature fireplace with a hearth, surround and mantle and two feature curved windows to the front aspect. Further benefiting from a radiator.

Kitchen Area

10'9" x 8'9" (3.30 x 2.67)

Fitted with a range of matching wall and base units with work tops over. Comprising a one and a half bowl stainless steel sink and drainer. Continuing round to an electric four ring hob with an extractor hood above and an oven underneath. The kitchen further enjoys space and plumbing for a washing machine and a slimline dishwasher under the work tops. A patio door leads to the garden and a window to the side aspect.

Dining Area

12'2" x 9'5" (3.71 x 2.89)

Adjoining the kitchen this useful second reception space is perfect for entertaining family and friends, with a radiator and French doors leading to the sun room.

Sun Room

8'8" x 13'10" (2.66 x 4.22)

With a window to the rear aspect and French doors providing access to the garden the sun room enjoys outlooks onto the garden, benefiting from a radiator and loft access.

Landing

Doors leading to the accommodation with loft access and a smoke detector overhead. Further benefiting from an airing cupboard.

Bedroom 1

11'10" x 11'8" (3.63 x 3.56)

A double bedroom with a window to the front aspect and radiator. Further benefiting from a range of fitted wardrobes.

Bedroom 2

12'8" x 8'10" (3.88 x 2.71)

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

Bedroom 3

8'8" x 11'10" (2.66 x 3.62)

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

Family Bathroom

8'9" x 7'7" (2.69 x 2.33)

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

Outside

The Brambles is approached through wooden gates onto its own driveway, providing valuable private off-road parking. To the rear is an attractive, established and easily maintained garden with mature planting and a paved patio immediately adjoining the house. Its manageable proportions make it ideal for anyone wanting an enjoyable outdoor space without the upkeep associated with a large garden. A particularly appealing feature is the sunny rear patio, which enjoys sunshine from early morning through to late evening, making it an ideal spot for morning coffee, outdoor dining or simply relaxing and enjoying the garden. With direct access from the kitchen and sun room, the patio and garden form a natural extension of the living accommodation during the warmer months.

Location

Musbury combine the character of an East Devon village with a particularly useful range of everyday amenities, all within easy walking distance of The Brambles. The bus stop is approximately a four minute walk away, while the village pub and well-stocked SPAR shop are around five minutes on foot. The SPAR adjoins the village garage, which provides fuel, workshop services and car hire. Musbury also has a primary school, local church community. The surrounding Axe Valley and East Devon countryside provide plenty of opportunities for walking and exploring, while the Jurassic Coast is also within easy reach. The popular coastal towns of Seaton and Lyme Regis offer beaches, coastal walks, independent shops, cafes and restaurants. Nearby Axminster provides a wider range of shops and services together with a mainline railway station offering direct services towards Exeter and London Waterloo.

The Brambles offers an appealing combination of three double bedrooms, generous living accommodation, private parking, a sunny manageable garden, walkable village amenities and convenient access to both the East Devon countryside and coast.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

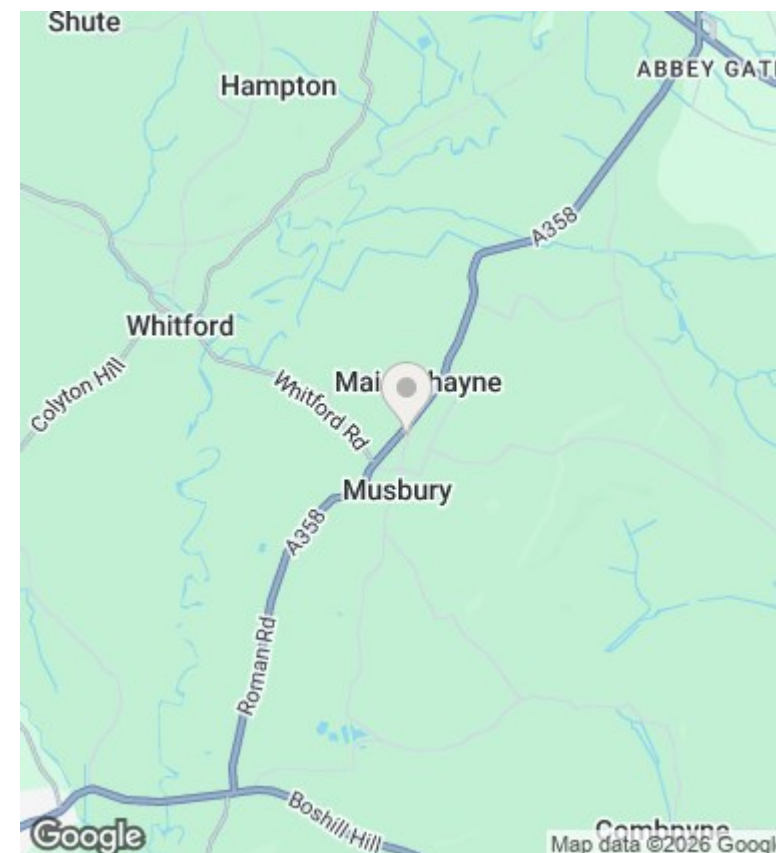
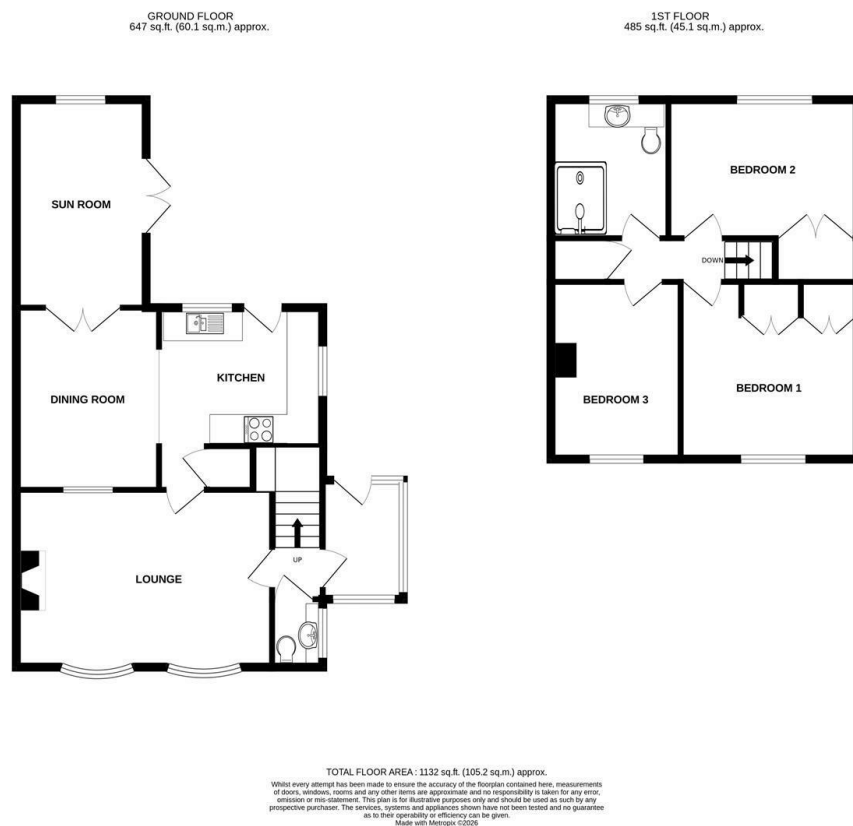
Tax Band: D

Utilities: All utilities are mains connected

Broadband: Fibre to cabinet broadband is available to order. Please visit openreach.com for more information

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

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



Directions

what3words: ///mammoths.episodes.waxer

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC