

23 Fosseway Close

Axminster, Devon

23 Fosseway Close

Axminster
Devon EX13 5LW

A well presented two bedroom semi detached bungalow with garage and westerly facing garden. Ideally positioned for Axminster town. No onward chain.



- Central town location
 - No onward chain
- Modern fitted kitchen
- Gas fired central heating
- Replacement double glazing
 - Garage and driveway
 - Enclosed rear garden

Guide Price **£275,000**

Freehold

Axminster Sales
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THE PROPERTY

23 Fosseway Close forms part of a small development of bungalows set just to the east of Axminster town centre. The properties date from the 1970's with this particular property having undergone various improvements in recent years. The bungalow is welcomed to the market for the first time in ten years and since being purchased in 2015 there have been a number of improvements. These include a remodelled kitchen, extensive replacement double glazed windows and doors, and a replacement gas fired boiler.

THE ACCOMMODATION

To the front of the bungalow is a spacious entrance porch which leads through to a pleasant sitting/dining room with ample space for a formal dining table. The kitchen features a modern range of units with wooden work surfacing, fitted hob and cooker hood. There is also a useful larder cupboard and access to the timber framed lean to. Set off the inner hallway are two double bedrooms and shower room with shower enclosure and coloured sanitary ware.

OUTSIDE

To the front of the property is a lawned area of garden with an established bay tree and a driveway leading to the garage. Gated side pathway runs between the garage and

bungalow to an enclosed rear garden. The garden provides a lovely private setting with patio seating area, mature shrubs and trees.

SITUATION

Fosseway Close is a favoured residential area of mainly detached and semi detached properties, just a five minute walk from Axminster town centre. Axminster is a country town on the eastern fringes of Devon, close to borders with Dorset and Somerset. It offers a selection of shops including two supermarkets, schools, churches, health centre and cottage hospital. It also plays host to Hugh Fearnley-Whittingstall's River Cottage HQ at the nearby Trinity Hill. The beautiful Axe Valley reaches the sea at Seaton (6 miles) along the Jurassic Coastline and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. Axminster has a mainline train station on the London Waterloo line and a vibrant market every Thursday in Trinity Square.

DIRECTIONS

What3Words

///reporters.skyrocket.begun

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 pedestrian lane turn left where the property can be found on your left hand side.

SERVICES

Mains electric, gas, water and drainage.

Broadband : Superfast available.

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council, Tel : 01404 515616.

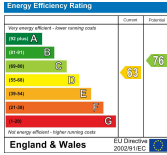
Council Tax Band C.

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea.

The sale is subject to Grant of Probate.





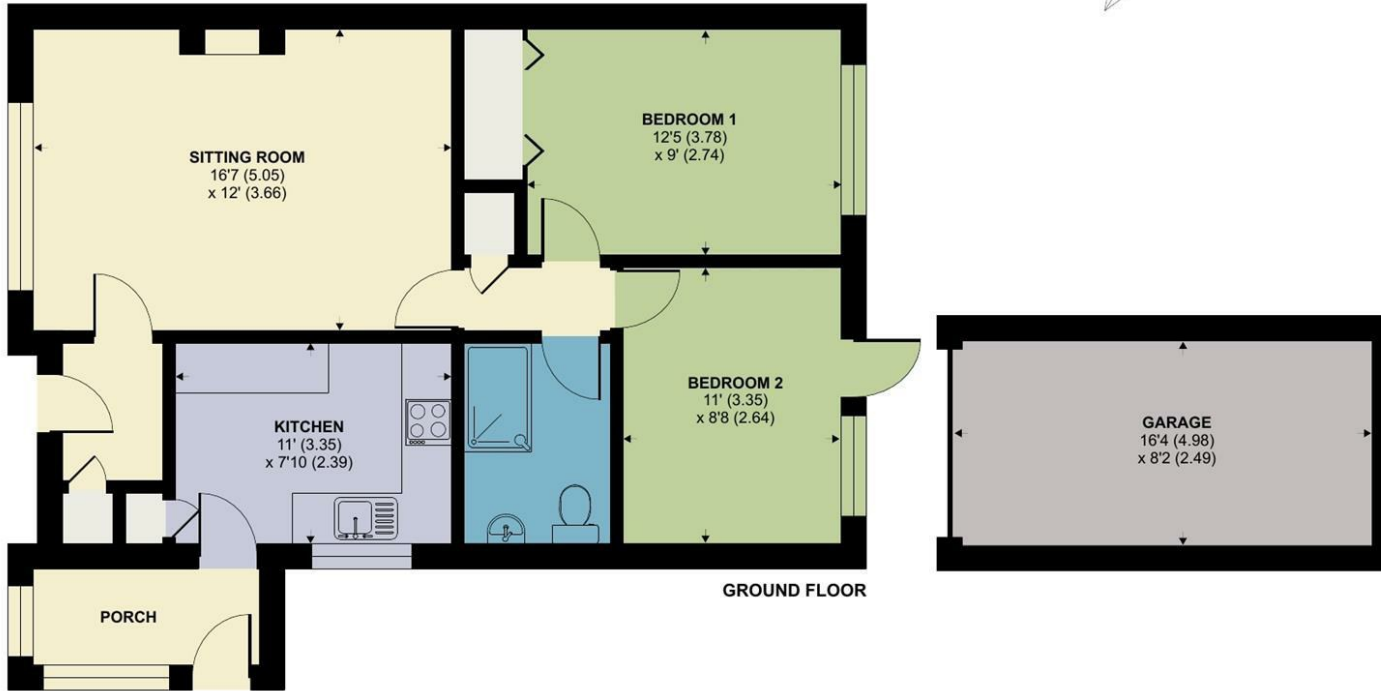
Fosseway Close, Axminster

Approximate Area = 691 sq ft / 64.2 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 824 sq ft / 76.5 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: 1312207



Axm/RIS/2.7.25



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