

Symonds
& Sampson



13 Prestor
Axminster, Devon

13 Prestor

Axminster
Devon EX13 5BR

An immaculate two double bedroom property with parking and large enclosed rear garden.



- Cul de sac location
- Outskirts of Axminster town
- Beautifully presented
 - Neutral décor
- Downstairs cloakroom
 - Off road parking
 - 130ft rear garden
 - Gas central heating
- Extensive double glazing

Guide Price **£250,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

13 Prestor is a traditionally constructed residence built of brick rendered elevations under a tiled roof. The property has been much improved in recent years and offers spacious room sizes, modern fixtures and fittings, and the usual home comforts associated with modern day living. The house has a pleasant feeling of space which is accentuated by the good ceiling heights and large windows allowing for plenty of natural light. Built by East Devon council, the property is subject to a Section 157 housing agreement where an owner must have either lived or worked in Devon for the past three years.

ACCOMMODATION

To the front of the property is the main reception room which features bespoke storage cupboards and display shelving to either side of the chimney breast and a useful understairs cupboard. To the rear elevation is the spacious kitchen/dining room fitted with a wide range of cream fronted wall and base units with wood effect worksurfacing which continues round to a small peninsula. There is a range of integrated appliances and ample space for a family sized dining table. Off the rear lobby is the downstairs cloakroom and access out to the garden. To the first floor are the two double bedrooms and a smart family bathroom with extensive tiling and separate shower enclosure.

OUTSIDE

To the front of the property is a gravel parking area and gated side access which leads round to an enclosed 130ft garden. The garden is mainly lawned with a selection of shrubs, young fruit trees, and a large timber framed summerhouse. Outside tap and gravelled seating area adjoins the rear elevation.

SITUATION

Prestor is a small cul de sac of properties located off Sector Lane on the eastern side of the town. 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 traditional independent shops, as well as churches, cafes, public inns and restaurants. Just off the town centre is a Tesco supermarket. There is a well supported local produce market every Thursday in Trinity Square. Both primary and secondary schooling can be found in Axminster along with a variety of sporting and social clubs.

DIRECTIONS

What3Words
///soups.payer.quits

SERVICES

All mains services connected
Ultrafast broadband and mobile network coverage are available. Refer to Ofcom's website.

LOCAL AUTHORITY

East Devon District Council
01404 515616
Council Tax Band B

MATERIAL INFORMATION

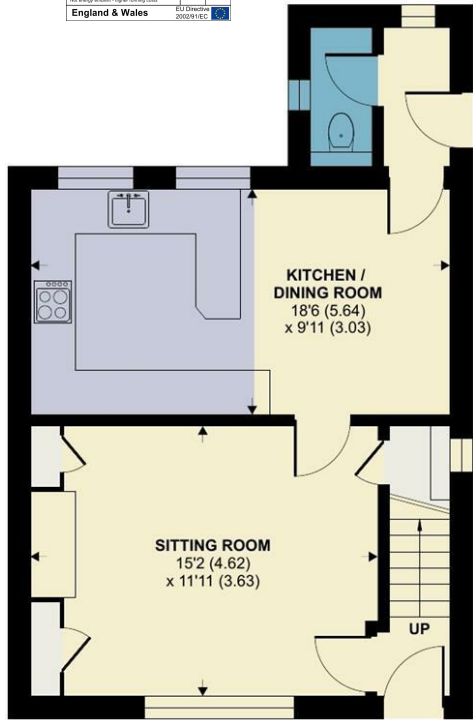
The area around the property is at very low risk from flooding from rivers and seas, and surface water. Further information on the Section 157 Housing Act can be discussed with our team prior to arranging a viewing.



Energy Efficiency Rating	
Energy Efficiency Class	Score
Very energy efficient (lowest carbon score)	
A	82
B	
C	
D	
E	
F	
G	67
Very energy inefficient (highest carbon score)	
England & Wales	
EU Directive 2002/91/EC	

Prestor, Axminster

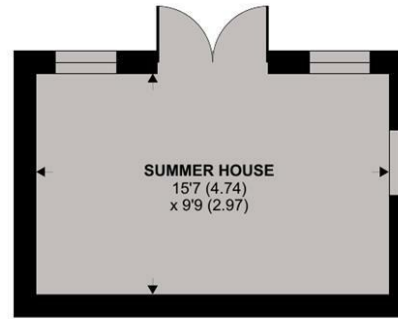
Approximate Area = 870 sq ft / 80.8 sq m
 Outbuilding = 152 sq ft / 14.1 sq m
 Total = 1022 sq ft / 94.9 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



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: 1437493



Axm/RIS/14.4.26



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