

Symonds
& Sampson



12 Higher Doatshayne Lane

Musbury, Axminster, Devon

12 Higher Doatshayne

Lane

Musbury

Axminster

Devon EX13 8BG

A well proportioned three bedroom mid terrace house providing off-road parking and view towards open countryside from the first floor front elevation



- Three bedroom mid terrace house
 - Popular kitchen diner design
 - Low maintenance gardens
 - Off road parking
- UPVC double glazing to most openings
- Potential for some general improvements and updating



Guide Price **£250,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A well proportioned three bedroom mid terrace house built with rendered colour washed elevations under a tiled roof. There is a kitchen/dining room to the rear enjoying an outlook over the gardens. Although the property enjoys UPVC double glazing to most openings, some general improvement may now be appropriate. The current vendor has lived at the property for over 60 years and has created low maintenance style gardens to front and rear. There is a concrete and gravelled area to the front for off-road parking. A particular feature are the far reaching countryside views which can be appreciated from the first floor windows of the front elevation.

SITAUION

Musbury has an active community supporting an ancient church, inn, petrol station with shop and post office, village hall and primary school. The bustling market town of Axminster and coastal town of Seaton are both within easy reach (3 miles). They offer all the facilities one would expect including supermarkets, independent and national shops as well as doctor surgeries and dentists. Both towns offer many recreational facilities, sports centre and swimming pool. A little further on is the popular resort of Lyme Regis, with its famous Cobb and sandy beach. There are good transport connections locally including a mainline railway station at Axminster and a regular bus service

within the village. Both Axminster and Seaton offer secondary schooling, and the renowned Colyton Grammar is nearby. The Cathedral city of Exeter is readily accessible with its excellent shopping facilities, cinemas, international airport and access to the M5.

OUTSIDE

To the front is a concrete and gravel parking area. Shared pedestrian access leads to the rear garden. This area is laid principally to gravel and patio for ease of maintenance with various mature plants and shrubs. Within the rear garden is a workshop which is of a pre-fabricated construction with up and over door. It should be noted that there is no vehicle access to the rear. There is also a former coal store & implement store.

SERVICES

Electricity, water and drainage.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band B

MATERIAL INFORMATION

The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk

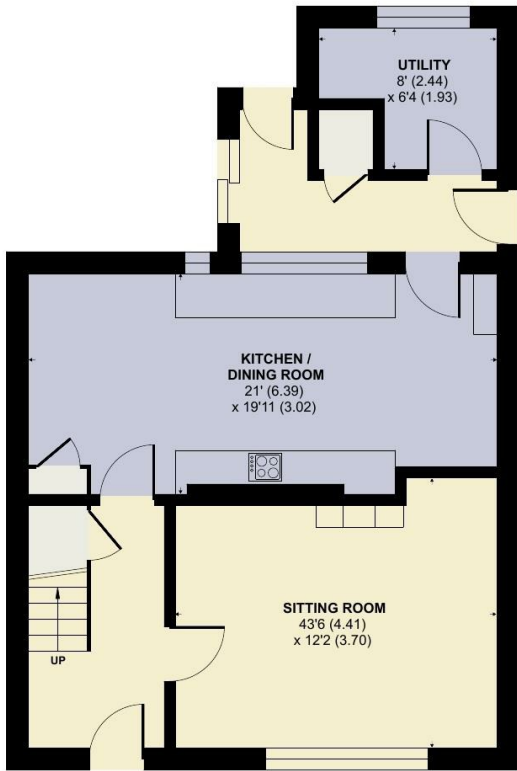


Higher Doatshayne Lane, Musbury, Axminster

Approximate Area = 1164 sq ft / 108.1 sq m

For identification only - Not to scale

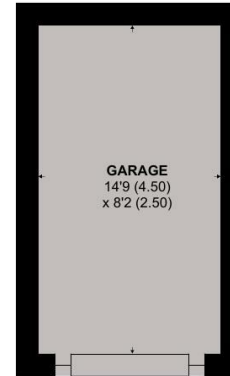
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	47	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



GARAGE
14'9" (4.50)
x 8'2" (2.50)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2026. Produced for Symonds & Sampson. REF: 1467668



Axm/JP/5.6.26



01297 33122

axminster@symondsandsampson.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.